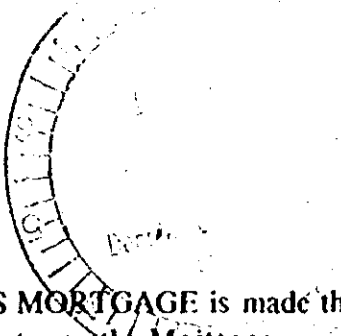


MORTGAGE



THIS MORTGAGE is made this 13th day of July 1982 between the Mortgagor, Randall G. and Deborah F. Brown (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand, three hundred, seven and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 15, 1987

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land, situate in O'Neal Township, County of Greenville, State of South Carolina, being shown on plat of property prepared for J. A. Few, dated March 18, 1975, by Terry T. Dill, Reg. C.E. & L.S., noted as surveyed and platted by Carl F. Duncan, said plat to be recorded in the R.M.C. Office for Greenville County, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at a nail and cap in the center of roadway and running thence along the line of other property of J. A. Few, N. 10-12 E. 266 feet to an iron pin in the line of property of W. P. Turner; thence along the line of Turner, S. 69-05 E. 225 feet to an iron pin, corner of property now or formerly of Keppler; thence S. 09-30 W. 202.5 feet to a nail and cap in the center of said roadway; thence with the center of said roadway, N. 84-20 W. 193 feet to a bend; thence with bend, S. 89-52 W. 31.7 feet to a nail and cap, the point of beginning, and containing 1.2 acres, more or less.

This is the same property conveyed by deed of Paul V. Few and Virginia F. Few to Deborah F. Brown and Randall G. Brown, dated 9/20/77, recorded 9/21/77, in Deed Volume 1065, at Page 179, in the R.M.C. Office for Greenville County, SC.

which has the address of Rt. #9, Lake Cunningham Dr., Greer, SC 29651 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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