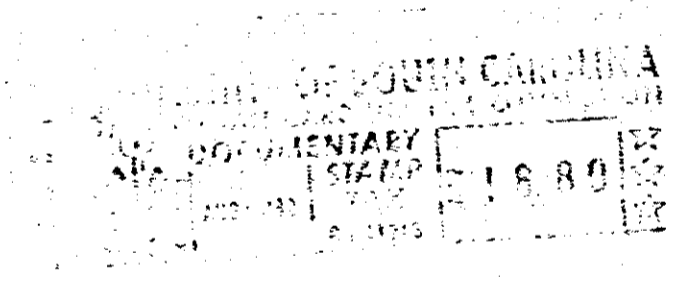


THIS MORTGAGE is made this 3 day of August 19 82, between the Mortgagor, BUILDERS & DEVELOPERS, INC. (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-TWO THOUSAND and NO/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 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 1, 2012

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: In the Town of Simpsonville, being known as Lot No. 13 of Subdivision entitled "Addition to West Georgia Heights" prepared by Piedmont Engineers and Architects dated April 14, 1981 and recorded in the R.M.C. Office for Greenville County in Plat Book 3P at page 32. Said lot is located on the easterly side of Cherokee Drive and reference is hereunto craved for said plat for a metes and bounds description.

This being a portion of the same property conveyed to the Mortgagor herein by deed of Bill F. Reeves dated October 24, 1969, recorded in the RMC Office for Greenville County, S.C. October 28, 1969 in Deed Volume 878 at page 346.



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which has the address of Cherokee Drive, Simpsonville (City) S.C. 29681 (State and Zip Code) (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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