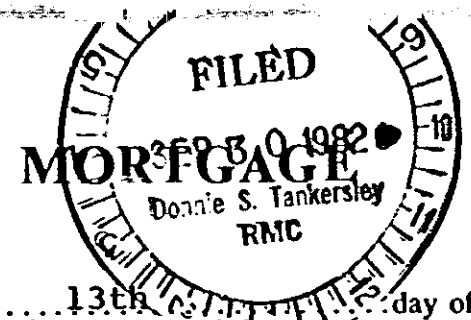


Documentary Stamps are figured on
the amount financed: \$20,120.08



THIS MORTGAGE is made this 13th day of August 1982 between the Mortgagor, Marion L. Atkins, Jr. and Yvonne B. Atkins (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three thousand, seven hundred, eighty-six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 1, 1992.

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 piece, parcel, or lot of land situate, lying and being in the State of South Carolina, and the County of Greenville, Oneal Township, located about two miles North of the City of Greer, being shown and designated on a plat of property made by Carolina Engineering & Surveying Co., 4/12/73, for the Grantee herein, Marion L. Atkins, and according to said survey has the following course and distances:

BEGINNING at a point on the North bank of CC Camp Road and running thence N. 10-45 W. 230 feet to an iron pin; thence N. 79-22 E. 196.2 feet to an iron pin, thence S. 7-20 E. 230 feet to an iron pin on Bank of CC Camp Road, thence S. 79-15 W. 182.5 feet to the point of beginning, and containing 1 acre, more or less.

This is that same property conveyed by deed of David L. Belcher & Florence H. Belcher to Marion L. Atkins, Jr. and Yvonne B. Atkins, dated 4/19/73, recorded 4/26/73, in Deed Volume 973, at Page 276, in the R.M.C. Office for Greenville County, SC.

GC10
3 SEP 30 1982
007
4

which has the address of Rt. 7, Old CCC Camp Road, 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.

4328