

MORTGAGE

THIS MORTGAGE is made this 25th day of October, 1982, between the Mortgagor, Milton Brown and Lois 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").

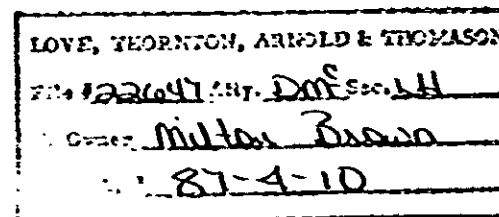
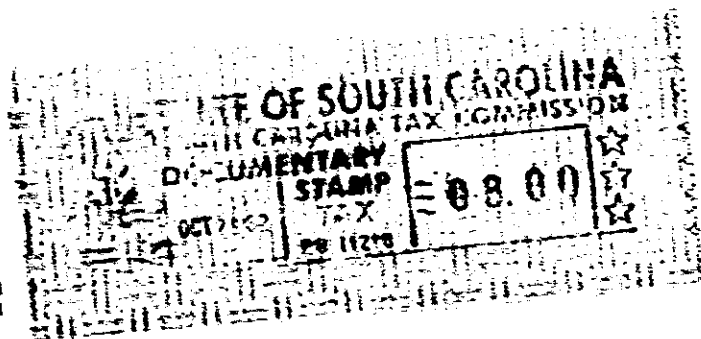
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100ths (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2002;

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, lying and being on the westerly side of Hopkins Street, in the County of Greenville, City of Greenville, State of South Carolina, being shown on a plat prepared for Milton Brown and Lois Brown prepared by Freeland and Associates, dated October 22, 1982, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Hopkins Street and running thence N 79-04 W 101.20 feet to an iron pin; thence N 13-27 E 46.9 feet to an iron pin; thence S 78-00 E 100.0 feet to an iron pin on the westerly side of Hopkins Street; thence with said Street S 12-00 W 45.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Mack Jones, et al, recorded October 16, 1970 in the Office of the RMC for Greenville County in Deed Book 900 at Page 473.



which has the address of 8 Hopkins Street, Greenville, South Carolina (Street) (City) (herein "Property Address"); (State and Zip Code)

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.