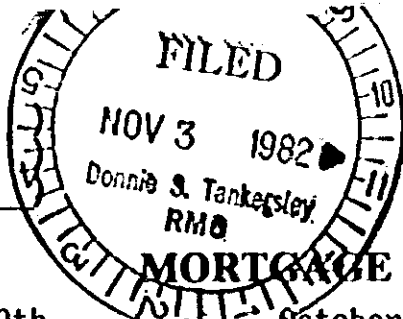


STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



BOOK 1584 PAGE 911  
PREPARED BY  
McINTOSH, THRELKELD, CLENN &  
SHERARD, ATTORNEYS

THIS MORTGAGE is made this 29th day of October, 1982, between the Mortgagor, Milford A. Chapman, County of Greenville, State of South Carolina, (herein "Borrower"), and the Mortgagee,

Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$8,007.24 together with finance charges of \$3,869.44 for total repayment of \$11,876.68 dollars, which indebtedness is evidenced by Borrower's note dated October 29, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable according to the terms therein contained

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, with the buildings and improvements thereon, lying and being on the northeasterly side of Beech Springs Road in Dunklin Township near Pelzer, in Greenville County, S. C., being shown as the property of Milford A. Chapman on a plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book ZZ, Page 19, and having according to said plat the following metes and bounds, to wit:

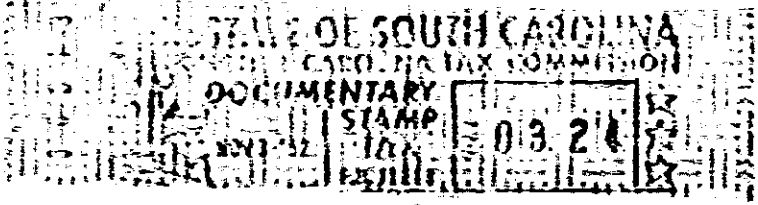
BEGINNING at a nail in the center line of Beech Springs Road, said nail being located 1047 feet in a northwesterly direction from the intersection of the center line of Beech Springs Road with the center line of Cooley Bridge Road, and running thence N 33-36 E 359.2 feet to an iron pin, joint corner with property of Essie Mae Weeks; thence with the common line of the Weeks property N 73-59 W 258.1 feet to an iron pin; thence S 15-11 W 202.7 feet to a nail in the center line of Beech Springs Road; thence with the center line of Beech Springs Road S 30-30 E 203 feet to the beginning corner, containing 1.34 acres.

Being the same tract conveyed to Milford A. Chapman by deed of Charles H. Knight, dated August 30, 1961, recorded in the RMC Office for Greenville County, S. C., in Deed Book 681, at Page 76.

The above property is subject to rights of way for Beech Springs Road (County Road No. 52) and Duke Power Company as shown on Plat of record in the aforesaid RMC Office in Plat Book 742 at Page 119.

The foregoing mortgage is the second lien on said premises, the first mortgage having been given by Milford A. Chapman to C. Douglas Wilson & Co., dated August 30, 1961, recorded in said RMC Office in Mortgage Book 867 at Page 255.

GCTO -----3 NOV 82



which has the address of Route 2, Box 382 Pelzer South Carolina 29669 (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.