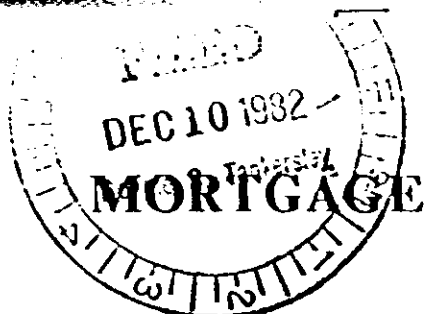


Documentary Stamps are figured on the amount financed: \$22,848.00



01-050200-40

BOOK 1588 PAGE 627

THIS MORTGAGE is made this 15th day of November 19.82, between the Mortgagor, Leroy D. Lawhorn (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 Forty-six thousand, one hundred, seventy-two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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

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 lot of land with the buildings and improvements thereon, situate on the West Side of McDonald Street, in the City of Greenville, in Greenville County, South Carolina, being shown as the major portion of Lot 90 as shown on plat of a subdivision known as North Hills, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "H", Page 138, and having according to said plat and a survey made by R. W. Dalton, April 18, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of McDonald Street at joint front corner of Lots 90 and 91, and running thence along the line of Lot 91, N. 71-43 W., 163.3 feet to an iron pin; thence S. 16-01 W., 65 feet to an iron pin on the North side of an alley as previously widened; thence along the North side of said alley, S. 89-56 E., 160.1 feet to an iron pin on the West side of McDonald Street; thence with the West side of McDonald Street, N. 19-17 E., 70 feet to the beginning corner.

This is that same property conveyed by deed of Pearl J. Lawhorn to Leroy D. Lawhorn, dated and recorded June 20, 1980, in Deed Book 1127, at Page 918, in the R.M.C. Office for Greenville County, SC.

which has the address of 213 McDonald Street, Greenville, SC 29609 (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 seized 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.

2 DE 10 82 1336

4.000CT

0 6 2 7

4328 RV-21