

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, William E. Hamilton and Stephen P. Dake (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").

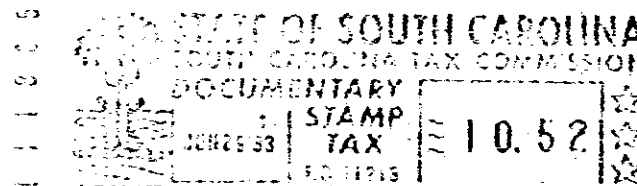
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand Two Hundred Fifty & No/100 (\$26,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1998.

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 in Greenville County, State of South Carolina, in the Town of Simpsonville, being shown on plat of property surveyed at the request of Wilton Chandler, prepared by J. L. Montgomery, III, R.L.S., dated June 23, 1983 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin placed on the northerly side of West Georgia Road in line of property now or formerly of Mrs. Coy Barbrey and running thence with said Barbrey line N. 14-26 W. 190.5 feet to an iron pin placed; thence with line of property now or formerly of A. M. Hughes N. 89-00 E. 105.00 feet to an iron pin found; thence S. 12-52 E. 113.05 feet to an iron pin found; thence S. 4-19 E. 76.35 feet to an iron pin found (bent) on the northerly side of West Georgia Road; thence with the northerly side of West Georgia Road N. 89-59 W. 88.4 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Elizabeth J. Hunter, et al, of even date, to be recorded herewith.



which has the address of 104 West Georgia Road, Simpsonville (Street) (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 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.