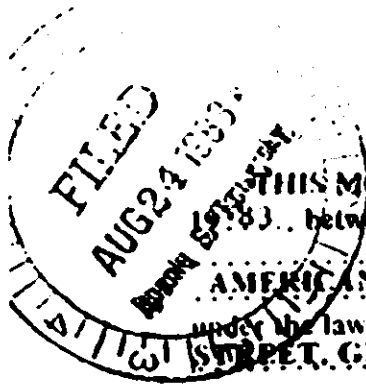


1022-505

Documentary Stamps are figured on
the amount financed: \$ 3,000.00

MORTGAGE



THIS MORTGAGE is made this 13th day of July
between the Mortgagor, Daniel L. Reece
(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 Three Thousand Eight Hundred Ninety Nine Dollars & Fifty Two Cents Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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 July 15, 1986

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 known and designated as Lot No. 138 according to a plat of Sans Souci Development Company made by Dalton and Neves, July, 1930, recorded in the RMC Office for Greenville County, S.C. in the Plat Book II at pages 185 and 186, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the East Decatur Street, five hundred twenty-five (525) feet in a Southwesterly direction from the intersection of Middleton Street and East Decatur Street and running thence N. 28-20 W. 150.7 feet to the joint rear corner of Lots Nos. 139, 135, and 136; thence S. 12-27 E. 135 feet to a point on East Decatur Street; thence along East Decatur Street, N. 55-57 E. 95 feet to the beginning corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This is that same property conveyed by deed of Sonya L. Reece to Daniel L. Reece, dated 5-15-79, recorded 8-2-79, in volume 1108 at page 441 of the RMC Office for Greenville County, S.C.

which has the address of 116 East Decatur Street Greenville
(Street) (City)
South Carolina 29609 (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 seized of the estate herein 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 the usual covenants and restrictions listed in a schedule of exceptions to coverage, in any title insurance policy covering the Property.

1050

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