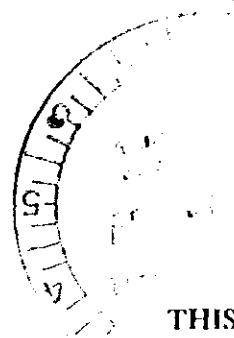


MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 13,630.74



THIS MORTGAGE is made this 22nd day of February 1984, between the Mortgagor, George C. III and Dianne W. Barry (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Six Thousand Two Hundred Forty Six and 40 cents Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 22, 1994;

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 of lot of land situate, lying and being in Greenville County, South Carolina, on the eastern side of Wisteria Lane and being known and designated as lot 16 on a plat of Spring Valley Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book XX at Page 157 and having, according to said plat, the following metes and bounds:

Beginning at a point on the eastern edge of Wisteria Lane at the joint front corner of lots 15 and 16 and running thence along a line of lot 15 N. 87-100 E. 200.0 feet to a point; thence along a line of lots 7 and 6 S. 3-00 E. 115.0 feet to a point; thence along a line of lot 17 S. 87-00 W. 200.0 feet to a point; thence along the eastern edge of Wisteria Lane N. 3-00 W. 115.0 feet to the beginning corner, and being a portion of the property conveyed by W.E. Tarrant, Trustee to Isabel S. Jordal and W.R. Jordal by a deed dated October 31, 1959, and recorded in said R.M.C. Office on November 2, 1959, in Deed Book 637 at Page 481.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing address of George C. Barry III and Dianne W. Barry is : Route 6, Box 309 Wisteria Lane, Piedmont, S.C. 29673

This is that same property conveyed by deed of Isabel S. Jordal and W.R. Jordal to George C. Barry III and Dianne W. Barry, dated 3-4-77, recorded 3-4-77, in Volume 1052, at Page 122, in the R.M.C. Office for Greenville County, S.C.

which has the address of Rt. 6 Box 309, Wisteria Lane, Piedmont, S.C. 29673 (City) (Street) (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 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.

