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MORTGAGE

LOAN NUMBER 210001235

THIS MORTGAGE is made this 16th day of April 1984 between the Mortgagor, CARL W. SHARPE (herein "Borrower"), and the Mortgagee, ROOSEVELT FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 900 ROOSEVELT PARKWAY, CHESTERFIELD, MISSOURI 63017 (herein "Lender").

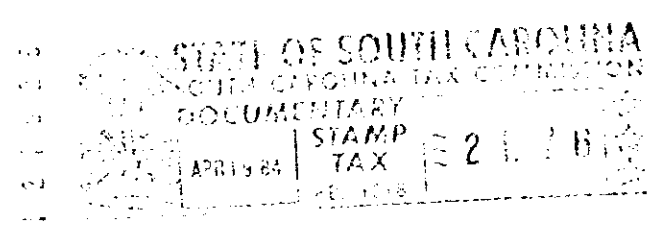
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY FOUR THOUSAND, FOUR HUNDRED and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 16, 1999;

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit 44 of HOLLY TOWNE HORIZONTAL PROPERTY REGIME, as is more fully described in Master Deed dated December 31, 1980, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1141 at Pages 921 through 993, inclusive, and a survey and plot plan recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-L at Page 37.

This is the same property conveyed to the mortgagor herein by deed of Foothills Delta P, Inc., dated April 16, 1984, and recorded herewith.

THE CONDOMINIUM RIDER ATTACHED HERETO IS BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF, AND THE TERMS AND PROVISIONS SET FORTH THEREIN SHALL BE DEEMED A PART OF THIS MORTGAGE.



which has the address of 44 Holly Towne Condominiums, Simpsonville, South Carolina 29681 (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.

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