

MORTGAGE

THIS MORTGAGE is made this 20th day of April, 1984, between the Mortgagor, San-Del Builders (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").

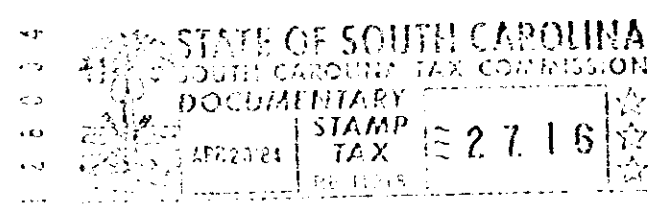
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Seven Thousand Nine Hundred and no/100 (\$67,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 20, 1984;

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 lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known as Lot No. 13 of Heritage Lakes Subdivision, and being shown on a plat entitled "Heritage Lakes Subdivision, Lot 13, Property of San-Del Builders", said plat being prepared by Freeland and Associates, Engineers and Land Surveyors, dated April 4, 1984, recorded in the RMC Office for Greenville County, S.C., in Plat Book 10-0, at page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Harness Trail, at the joint front corner of Lots Nos. 13 and 14, and running S.16-56-48E., 87.77 feet to an iron pin; thence turning and running S.24-02-32W., 32.68 feet to an iron pin; thence turning and running S.74-07-35W., 223.36 feet to an iron pin; thence turning and running with property now or formerly of J.H. Pike, N.1-40-58E., 180.00 feet to an iron pin; thence turning and running S.88-19-02E., 197.19 feet to an iron pin on the westerly side of Harness Trail, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of G.P. Apperson, said deed to be recorded herewith.



which has the address of Harness Trail, Simpsonville, S.C. 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 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.

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