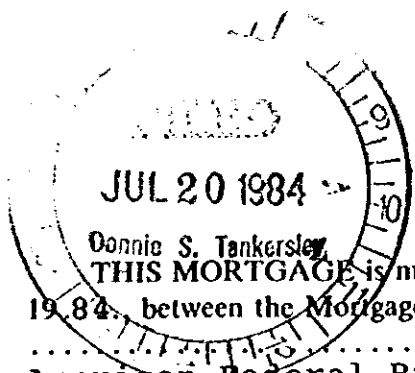


MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,057.24



THIS MORTGAGE is made this 22nd day of June 1984 between the Mortgagor, Benny D. Grubbs and Stella A. Grubbs (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of The United States of America, whose address is 101 E. Washington St., Greenville, South Carolina 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Fifty Seven Dollars and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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;

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 tract of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, in Saluda Township, shown as 10.3 Acres according to a plat of the Property of Benny D. & Stella A. Grubbs according to a survey made by Terry T. Dill, February 27, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7 B, page 47, and having according to said plat the following metes and bounds:

BEGINNING at iron pin in center of a road, corner of property now or formerly of Marggerite G. Whitmire, and running thence S. 38-08 E. 35 feet; running thence S. 38-08 E. 771 feet to a Spanish Oak stump; running thence S. 75-00 E. 579 feet to a Post Oak; running thence S. 24-15 E. 179 feet to the right of way of Duke Power Company; running thence along Duke Power Company right of way S. 74-55 W. 293 feet to iron pin; running thence N. 75-48 W. 629 feet; running thence N. 38-08 W. 650 feet to iron pin; running thence N. 38-08 W. 25 feet to iron pin; running thence with the approximate center of a dirt road N. 28-36 E. 65 feet to an iron pin or stopper; thence continuing with said dirt road N. 25-45 E. 225 feet; thence continuing with said dirt road N. 38-39 E. 90 feet to the beginning corner.

This is that same property conveyed by deed of Stewart Gaffney to Benny D. Grubbs and Stella A. Grubbs dated March 2, 1979 and recorded March 9, 1979 in deed Volume 1098 at Page 121 in the RMC Office for Greenville County, South Carolina.

which has the address of Goodwin Bridge Road, Travelers Rest, SC 29690 (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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