

MORTGAGE

THIS MORTGAGE is made this 1st day of August 1984., between the Mortgagor, John Burry, John Burry, D.M.D., P.A., The Profit and Sharing Plan and Trust of John Burry, D.M.D., P.A... (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 Washington Street, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 August 1, 1989

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 in the County of Greenville, known and designated as Lot #9, Shellstone Park, near the Town of Fountain Inn, according to plat of Shellstone Park by C.O.Riddle, RLS, dated August, 1967, recorded in the RMC Office for Greenville County in Plat Book PPP, Pages 176 and 177, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the northern side of Shellstone Drive, at the joint front corner of Lots 9 and 10 and running with said Drive S. 58-14 E., 330 feet to an iron pin; thence with the line of Lot 8 N. 31-46 E., 400 feet to an iron pin; thence with the line of Lot 14, N. 58-14 W., 330 feet to an iron pin; thence with the line of Lot 10, S. 31-46 W., 400 feet to an iron pin, the point of beginning, and containing 3.03 acres, more or less. This being the same property conveyed to The Profit and Sharing Plan and Trust of John Burry, D.M.D, P.A. by deed of J.R. Richardson dated August 25, 1971 and recorded in Deed Book 1033 at Page 612 on March 24, 1976.

ALSO: ALL that lot of land in the State of South Carolina, County of Greenville, near the Town of Fountain Inn, being known and designated as Lot No. 10 on a revised plat of Shellstone Park, recorded in Plat Book PPP at Pages 176 and 177 and having, according to said plat, the following metes ad bounds, to-wit: BEGINNING at an iron pin on the northeasterly edge of Shellstone Drive, joint front corner of Lots 10 and 11, and running thence along the line of Lot No. 11, N. 31-46 E., 400 feet to an iron pin; thence S. 58-14 E., 330 feet to an iron pin; thence along the line of Lot No. 9, S. 31-46 W., 400 feet to an iron pin on the northeasterly edge of Shellstone Drive; thence with the edge of said Drive, N. 58-14 W., 330 feet to the point of beginning. This being the same property conveyed to John Burry, D.M.D., P.A. by deed of Jeff R. Richardson dated August 20, 1970 and recorded in the RMC Office for Greenville County in Deed Book 897 at Page 87 on August 26, 1970.

ALSO: ALL that certain piece, parcel and lot of land in the County of Greenville, State of South Carolina known as Lot No. 11, Shellstone Park near the Town of Fountain Inn, according to plat of Shellstone Park by C.O. Riddle, RLS, dated August 1967 and recorded in the RMC Office for Greenville County in Plat Book PPP at Pages 176 and 177 and being more particularly described according to said plat to-wit: BEGINNING at an iron pin on the northern side of Shellstone Drive at the joint front corner of Lots Nos. 10 and 11 and running with said Drive N. 58-14 E., 305 feet to an iron pin at the intersection of Shellstone Drive and Lafayette Avenue; thence with the curve of said intersection the chord of which is N. 13-14 W., 35.4 feet to an iron pin; thence with the eastern edge of Lafayette Avenue N. 31-46 E., 375 feet to an iron pin at joint corner of Lots No. 11 and 12; thence with joint line of said lots S. 58-14 E., 330 feet to an iron pin at the joint rear corner of lots 10 and 11; thence with joint line to said lots S. 31-46 W., 400 feet to the point of beginning. This being the same property conveyed to John Burry by J.R. Richardson by deed recorded in Deed Book 859 at Page 312 on January 3, 1969, which has the address of Rt. 2, Box 365-A, Fountain Inn, South Carolina, 29644 (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 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.

RECORDED
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