

MORTGAGE

THIS MORTGAGE is made this 8th day of August 1984, between the Mortgagor, William H. Moore and Gary A. Hall (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 Sixteen thousand five hundred and no/100ths (\$16,500) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 20, 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:

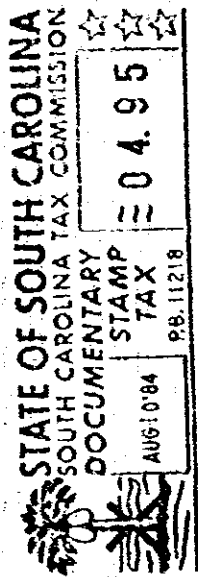
ALL that piece, parcel or lot of land situate, lying and being on the northern side of Springer Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Property of Sammy C. Cely and Cely Construction Company" prepared by C.O. Riddle, dated May 1975, and being described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the northern side of Springer Street at the joint corner of the within-described property and property now or formerly belonging to Bynum and running thence along the common line of said properties N 1-22 W, 100 feet to an iron pin; thence S 88-00 E, 119.8 feet to an iron pin; thence S 1-22 E, 100 feet to an iron pin on the northern side of Springer Street; thence along said Street N 88-00 W, 119.8 feet to an iron pin, the point of beginning.

The above described property is also shown as a portion of Lots 9 and 10 on a plat of Carson Property recorded in Plat Book E at Page 61 in the RMC Office of the Greenville County Courthouse.

ALSO: All my right, title and interest, if any, in and to that certain ten (10) foot alley, more particularly described in Deed Book 138 at Page 398, said alley abutting on the above-described property.

DERIVATION: Deed of C.H. Cely, Trustee recorded August 1984 in Deed Book 1219 at Page 71 in the Greenville County RMC Office.



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which has the address of 103 Springer Street, 408A Alley and 408B Alley, Greenville, SC (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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