

THIS MORTGAGE is made this 24th day of August 1984, between the Mortgagor, Tom E. DuPree, Jr., d/b/a The MRG Company (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").

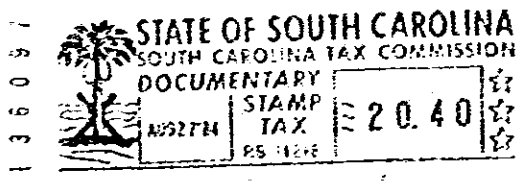
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand Dollars and No/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1985.

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 lying and being in the County of Greenville, State of South Carolina and being known as Lot 1, Section One, Pelham Oaks as shown on a survey prepared by Dalton & Neves Co., Eng., dated 12-5-83 and being recorded in the RMC Office for Greenville County in Plat Book 9W page 78, and having according to said survey, the following metes and bounds to wit:

BEGINNING at an iron pin on the northside of Maplewood Drive at the joint front corner of property of Pelham Woods Subdivision and running thence N. 10-51 W. 210 feet to an iron pin; thence N. 79-09 E. 60 feet to an iron pin; thence running along the common line of Lot 2, S. 22-16 E. 171.37 feet to an iron pin; thence S. 5-32 W. 21.57 feet to an iron pin on the northside of Maplewood Drive; thence along Maplewood Drive, S. 53-05 W. 4.32 feet to an iron pin; thence S. 58-46 W. 36.7 feet to an iron pin; thence S. 71-31 W. 50 feet to the point of beginning.

THIS is a portion of the property conveyed to the Mortgagor by deed from Woodfield Land Company, a South Carolina Partnership dated August 6, 1984 and recorded August 27, 1984 in the RMC Office for Greenville County in Deed Book 1220 Page 255



Maplewood Drive Greenville which has the address of South Carolina (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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RECORD

328-14-2