Address: 300 East McBee Avenue
Greenville, SC 29601

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FILED
GREENVILLE CO. S.C.
DEC 14 5 01 PM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA)
) ss.:
COUNTY OF GREENVILLE)

This Mortgage made this 30th day of November, 1984, by and between Eccelston Properties, Ltd., a Delaware corporation (hereinafter referred to as "Mortgagor") and American Federal Bank, F.S.B., a federal savings bank in Greenville, South Carolina, (hereinafter referred to as "Mortgagee").

W I T N E S S E T H :

1. Definitions: As used herein, the following terms shall have the following meanings:

1.1 Mortgagee: American Federal Bank, F.S.B., a federal savings bank in Greenville, South Carolina, and the subsequent holder or holders, from time to time, of the Note (defined in Paragraph 1.11 hereinbelow).

1.2 Event of Default: Any happening or occurrence described in Paragraph 6 hereinbelow.

1.3 Governmental Authority: Any and all courts, boards, agencies, commissions, offices or authorities of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise) whether now or hereafter in existence.

1.4 Mortgagor: Mortgagor, Eccelston Properties, Ltd., and any and all subsequent owners of the Mortgaged Property (defined in Paragraph 1.10 hereinbelow) or any part thereof.

1.5 Impositions: All real estate and personal property taxes; water, gas, sewer, electricity and other utility assessments; and all other taxes, charges and assessments and any interest, costs or penalties with respect thereto, general

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