Morgagee's Address:

Post Office Box 1268 Greenville, South Carolina 29602

GREENVILLE CO. S.C.

DONNIE S. TAHALASLEY

vel 1694 rate 772

STATE OF SOUTH CAROLINA ss.: COUNTY OF GREENVILLE

This Mortgage made this 14th day of December, 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").

## WITNESSETH:

- 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