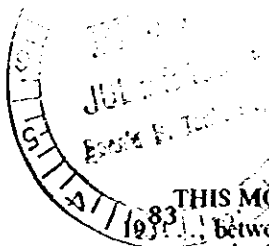


SECOND

MORTGAGE

BOOK 1617 PAGE 127



THIS MORTGAGE is made this 20TH day of June 1983, between the Mortgagor, Marshall Mullinax and Susan F. Mullinax (Same as Marshall Anthony Mullinax) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 Eleven Thousand two hundred eighty-three and 60/100* Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1983 (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 1988

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 certain piece, parcel or lot of land with all improvements thereon situate in the County of Greenville, State of South Carolina, on the northerly side of Maria Louise Lane, being shown and designated as Lot No. 2 on revised plat of Additional to Dellvista Heights, recorded in the RMC Office for Greenville Count, S.C., in the Plat Book QQ, page 59, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on northerly side of Maria Louise Lane, joint front corner of Lots 1 and 2, and running thence with joint line of said lots N. 30-58 E. 151.6 feet to iron pin; running thence with S. 59-02E. 26.7 feet to iron pin running ehence S. 57-41 E. 127.3 feet to iron pin at joint rear corner of Lots 2 & #, running thence with joint line of said lots S. 30-58 W. 148.6 feet to iron pin on northerly side of Maria Louise Lane; thence with northerly side of said Lane N. 59-02 W. 154 feet to point of beginning.

This being the same property conveyed to Fred L. Poole and Rebecca H. Poole by deed of Jack T. Chapman on February 25, 1972, in deed Book 937, page 290.

This is the same property conveyed by deed of Fred L. Poole and Rebecca H. Poole Griffin to Marshall Anthony Mullinax and Susan F. Mullinax by deed dated 6-5-78, recorded 6-7-78 in Deed Volume 1080 at page 697 in the RMC Office for Greenville County.

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which has the address of 104 Maria Louise Lane Greenville, S.C. 29609
(Street) (City)
(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 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.

