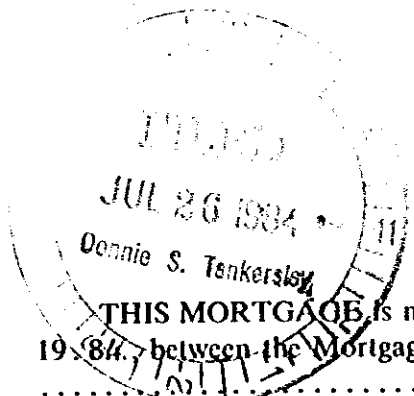


MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 30,246.40



THIS MORTGAGE is made this 20th day of June 1984 between the Mortgagor, Donald J. Buchanan and Betty N. Buchanan (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 Thirty thousand two hundred forty six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 July 1, 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 of that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 25 of Sunny Slopes Subdivision, Section One, and according to a plat prepared of said property by C.O. Riddle, Surveyor, February 8, 1971, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4R, at Page 3, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Rawood Drive, joint front corner of Lots 24 and 25 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence, S. 53-18 W. 116.3 feet to a point on the edge of Fernleaf Drive; thence, running with said street, N. 34-13 W. 125.1 feet to a point; thence, running with the intersection of Fernleaf Drive and Rawood Drive, N. 9-32 E. 36.1 feet to a point; thence, continuing with Rawood Drive, N. 53-18 E. 85 feet to a point; the point of beginning.

Grantee to pay Greenville County property taxes for the year 1973.

This property is conveyed subject to all easements, protective covenants, restrictions and zoning regulations of record.

This is that same property conveyed by deed of Brown Enterprises of S.C. Inc. to Donald J. and Betty N. Buchanan, dated 4-6-73, recorded 4-6-73, in Volume 972, at Page 145, in the RMC Office for Greenville County.

which has the address of 25 Rawood Dr. Travelers Rest, SC 29690 (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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