

ATTN: COMMERCIAL  
LENDING DIVISION

MORTGAGE

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THIS MORTGAGE is made this 19th day of November 1984, between the Mortgagor, Stephen L. Yearick (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").

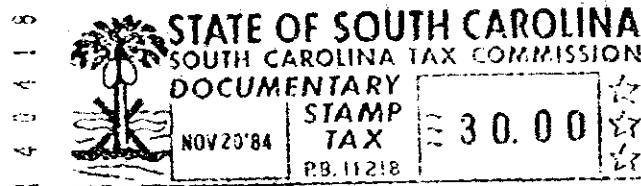
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on AS STATED IN NOTE.

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 situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Club Forest Lane and being shown and designated as Lot No. 10 and a portion of Lot No. 9 on plat of CLUB FOREST SUBDIVISION recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 15 and being shown on a more recent plat entitled "Property of Stephen L. Yearick", prepared by Freeland & Associates, dated September 7, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-F at Page 55, and having such metes and bounds as shown on the more recent plat, reference to which is hereby craved for a more complete description.

This being the same property acquired by the Mortgagor by deed of Builder Service Group, Inc. as recorded in the RMC Office for Greenville County in Deed Book 1195 at Page 996 on September 8, 1983.

This is a second mortgage.



which has the address of 44 Club Forest Lane, Greenville (City), S. C. 29605 (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 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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