

MORTGAGE

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THIS MORTGAGE is made this 11th day of April 1984, between the Mortgagor, Baird Builders (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").

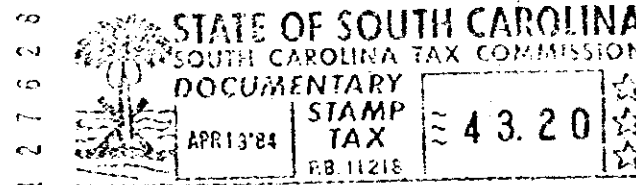
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eight Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1984;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, Butler Township, State of South Carolina, on the southern side of Asheton Way, being shown as Lot No. 15 on a plat of Asheton, Sheet One, made by Piedmont Surveyors, dated September 3, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 8P-84, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Mortgagor herein by Deed of M. G. Proffitt, Inc., dated March 27, 1984, and recorded contemporaneously herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: P. O. Box 1268, Greenville, S. C. 29602



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which has the address of Lot 15, Asheton Way Greenville (Street) (City) S. C. 29607 (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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