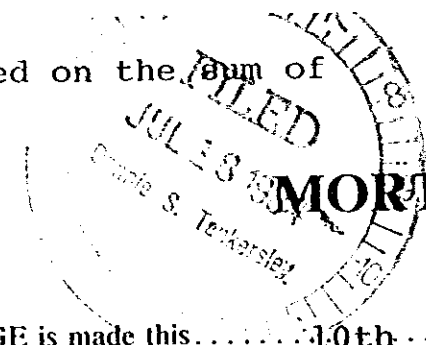


Document stamps based on the sum of
\$5,610.00

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Gregg F. Jones
Attorney and Counsellor at Law
Post Office Box 156
618 West Main Street
Williamston, S. C. 29697



MORTGAGE

THIS MORTGAGE is made this 10th day of July 1984, between the Mortgagor, Dorothy C. Beasley (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").

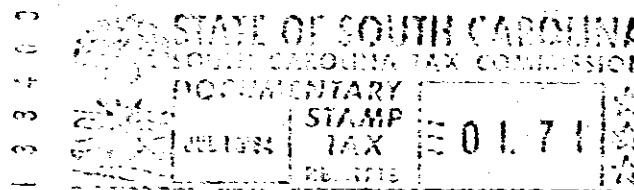
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Three Hundred Eighty-Nine and 73/100 (\$6,389.73) Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 20, 1989;

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, with all improvements thereon, or hereafter construed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, located between Highway No. 20, formerly Highway No. 29, and P & N Railway right-of-way and being described as follows:

BEGINNING at a point on the Southeast side of said highway, which point is Northwest corner of Lot No. 1 of the Lucia Dalton Newton property, as shown on plat of Dalton & Neves, March, 1941, and running thence along the line of Lot No. 1, S 66-00 E., 212.7 feet; thence N. 27-52 E., 91 feet along said right-of-way of P & N Railway; thence N. 58-23 W., 204.7 feet to point on said highway; thence along said highway S. 31-45 W., 119 feet to the beginning corner.

This is the same piece, parcel or lot of land conveyed unto Dorothy C. Beasley and Elbert Beasley by deed of Ross George Jones, Jr., and Shirley Eller dated July 31, 1965 of record in the R.M.C. Office for Greenville County, S.C., in Deed Book 779, at Page 266, thereafter the said Elbert Beasley conveyed his undivided one-half interest in said property unto Dorothy C. Beasley by deed dated August 29, 1974 of record in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1005, at Page 826.



which has the address of Route 6 Box 246, Piedmont, South Carolina, 29673 (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 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.