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MORTGAGE

THIS MORTGAGE is made this 21st day of July 19 82, between the Mortgagor, William E. Buice, Jr. and Donna D. Buice (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of South Carolina, whose address is Greenville, South Carolina (herein "Lender").

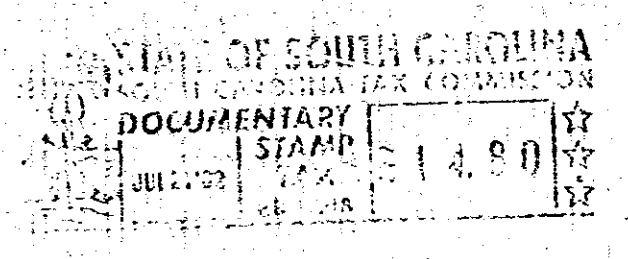
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Nine Hundred Forty Two and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 10, 1992;

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 lot of land in Greenville County, State of South Carolina, being shown as Lot No. 32 on a plat of Dove Tree Subdivision, recorded in Plat Book 4X at Pages 21, 22 and 23 in the RMC Office for Greenville County.

This being the same property acquired by the Mortgagor, Donna D. Buice by deed of Dove Tree Realty a Partnership, dated December 21, 1973 and recorded in the RMC Office for Greenville County in Deed Book 991 at Page 195 on December 21, 1973 and by the Mortgagor, William E. Buice, Jr., by deed of Donna D. Buice dated April 11, 1975, recorded in the RMC Office for Greenville County in Deed Book 1016 at Page 731 .

This is a second mortgage.



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which has the address of 301 Rosebay Drive, Greenville, South Carolina 29615 (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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