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GREENVILLE S.C.  
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DONNIE E. TANKERSLEY  
R.M.C.

MORTGAGE

BOOK 1593 PAGE 895

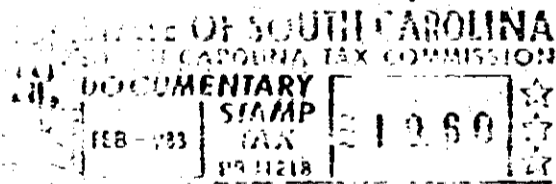
THIS MORTGAGE is made this 28 th day of January 1983, between the Mortgagor, Doyle Keith Rumsey and Carolyn Faye Rumsey (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-NINE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2003

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located at the southwestern intersection of Isaqueena Drive and Frederick Street near the City of Greer, County and State aforesaid, and being shown and designated as Lot No. 34 on plat of Jamestown Estates, Section II, prepared by Campbell and Clarkson, Surveyors, dated November 30, 1972, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 4X at page 68 and being more recently shown on a survey for Doyle Keith Rumsey and Carolyn Faye Rumsey dated January 25, 1983, by Wolfe and Husvey, Surveyors, and recorded in Plat Book 9-L page 74, R.M.C. Office for Greenville County and having such metes and bounds as shown thereon.

This being the same property conveyed to mortgagors herein by deed of Robert D. Walker dated January 17, 1977 and recorded January 19, 1977, in Deed Book 1049 at page 852 in the R.M.C. Office for Greenville County.



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which has the address of Route 7, Frederick Street, Greer, S.C. 29651 (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.

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