

ATTN: COMMERCIAL LENDING DIVISION

MORTGAGE

RECORDED & FILED IN THE OFFICE OF THE CLERK OF COURT, GREENVILLE COUNTY, SOUTH CAROLINA

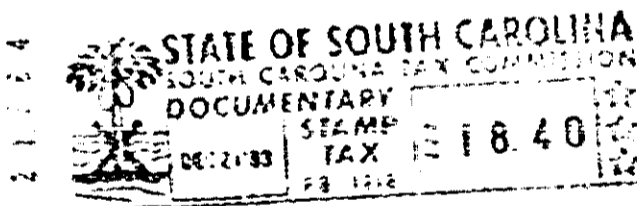
THIS MORTGAGE is made this 20th day of DECEMBER 1983, between the Mortgagee, CARMEN T. VERGA and RONALD J. VERGA, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-SIX THOUSAND AND NO/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 20, 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 JANUARY 15, 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 certain piece, parcel, or lot of land, together with any improvements thereon, or hereafter constructed thereon, situate, lying, and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 9, fronting on Airview Drive, as shown on a Plat prepared for Walter W. Goldsmith, William R. Timmons, Jr., and John P. Ashmore, Jr., by W. R. Williams, Jr., entitled: "HAYWOOD ROAD INDUSTRIAL PARK", recorded in Plat Book 6-H, at Page 20, in the RMC Office for Greenville County; reference being craved to said Plat for a more complete metes and bounds property description.

This is the identical property heretofore conveyed to the Mortgagors herein by Deed from Walter W. Goldsmith, William R. Timmons, Jr., and John P. Ashmore, Jr., dated June 3, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1126 at Page 996, on June 4, 1980.



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which has the address of 62 Airview Drive, Greenville, South Carolina 29607 (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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