MORTGAGE

THIS MORTGAGE is made this SIXTH (6) day of April, 1984, between the Mortgagor, E. J. IRICK D/B/A EAGLE BUILDING AND DEVELOPMENT CO., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-ONE THOUSAND AND TWO HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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 April 6, 1985;

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 those pieces, parcels or lots situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as LOT 86 of Adams Mill Estate according to a plat recorded in the R. M. C. Office for Greenville County in Plat Book 4-R at Page 31, and having such metes and bounds as shown thereon.
ALSO, subject to the Restrictive Covenants for Adams Mill Estates recorded in the R. M. C. Office for Greenville County in Deed Book 951 at Page 269 and any and all other restrictions of record.

The above described property was conveyed to Mortgagor herein by deed of Billie G. Williams, dated February 15, 1984 and recorded in Deed Book 1206 at Page 306.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
APR 6 '84 $20.48

which has the address of 86 Amberwood Lane (Street) Mauldin (City),

South Carolina 29662 (State and Zip Code) (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.

SCTG --- 1 APR 06 84 828 4.00CT