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MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 10,058.04

THIS MORTGAGE is made this 19th day of March 1984, between the Mortgagor, Felix J. Nepveux IV and Ada Muriel Nepveux (herein "Borrower"), and the Mortgagee, American Federal, F.S.B., 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 Nineteen Thousand Three Hundred Sixty Three dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 15, 1994;

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 in Greenville County, State of South Carolina on the southern side of Mimosa Street being further described as Lot No. 111 on a plat of Heritage Hills recorded in Plat Book YY at Page 187 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mimosa Street at the corner of Lot No. 112 and running thence with the southern side of said street S 88-25 W 56.2' and S 80-11 W 56.6' to an iron pin at corner of Lot No. 110; thence with line of said lot S 3-25 E 170.1' to an iron pin in line of Lot No. 116; thence with the line of Lot No. 116 and 115 N 76-11 E 80.5' to an iron pin at corner of lot No. 112; thence with line of said lot N 8-15 E 163.6' to the beginning corner.

This is that same property conveyed by deed of Robert T. Somers and Dorothy E. Somers to Felix J. Nepveux, III dated July 29, 1976 and recorded July 30, 1976 in deed Volume 1040 at page 459 in the RMC Office for Greenville County, South Carolina.

This property was erroneously titled in the name of Felix J. Nepveux III. The proper name of the owner is Felix J. Nepveux IV. There is no Felix J. Nepveux III in Greenville County. Felix J. Nepveux IV is the owner of this deed and holds full responsibility for any Mortgages against 328 Minosa Drive.

which has the address of 328 Minosa Drive Greenville, SC 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.

