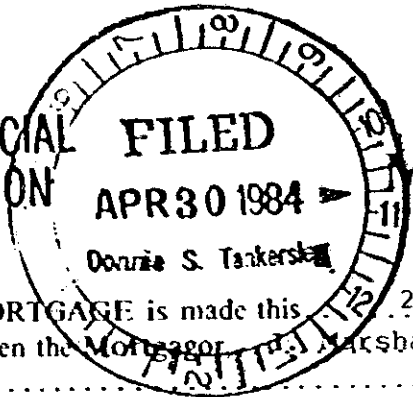


ATTN: COMMERCIAL
LENDING DIVISION



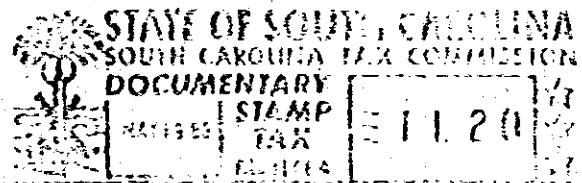
MORTGAGE

THIS MORTGAGE is made this 23rd day of April 1984, between the Mortgagor Marshall Farmer (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 \$28,000.00 Twenty-eight thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated 4/23/84 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 4/23/89.

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 piece, parcel or lot of land situate, lying and being on Windmont Road in that certain subdivision known as "Barksdale" being known as Lot No. 4 Windmont Road, according to a plat of Revision of Lots 3,4,5,7,9, and 10 of Barksdale, Greenville, SC made February 21, 1969 by R.K. Campbell, Campbell & Clarkson, Surveyors, and being more particularly described as follows: Beginning at an iron pin on the south side of Windmont Road joint front corner of lots nos. 4 and 5 and running along Windmont Road N. 63-33 E. 150 feet to an iron pin joint front corner of lots 4 and 3; thence along the line of lot #3 S. 26-27 E. 250.3 feet to an iron pin joint rear line of lots 10 and 4; thence along the line of lot #10 S. 62-15 W. 150.04 feet to and iron pin joint rear corner of lots 5 and 4; thence along the line of lot #5 N. 26-27 W. 253.7 feet to an iron pin, the beginning corner. This is the same property conveyed to the grantors by deed recorded in Deed Book 876 at page 69 in the R.M.C. Office for Greenville County. This is a second mortgage.



which has the address of 9 Windmont Road, Greenville, S. C., S. C. 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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