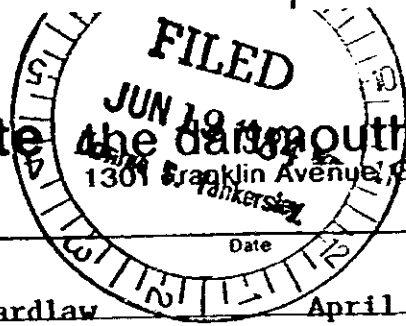


Mortgage of Real Estate



the Danforth plan, inc.

south carolina

1984 324

Person giving the mortgage (mortgagor)

Michael K. Wardlaw & Kimberly G. Wardlaw
Mortgagor's address

Date

April 13, 1984

12 Allen Street, Greenville, South Carolina 29605

The mortgage

This is your mortgage of real estate in connection with your Retail Installment Contract of April 13, 1984 in the amount of \$ 7,600.00 plus pre-computed interest. In this mortgage, you and your mean

Michael K. & Kimberly G. Wardlaw

This mortgage may be sold or assigned. We, us, and our mean the owner or holder of the mortgage.

Under this mortgage, you give to us a claim on certain real estate you own.

This mortgage is to secure your promise to pay for certain improvements to your property. The amount of the mortgage won't be greater than what you owe for the improvements. Both the improvements and the property covered by the mortgage are described below.

The improvements. The improvements and the amount you owe for them are described in the Retail Installment Contract. The Retail Installment Contract and this mortgage should be considered as one agreement.

You confirm that you have no defenses or offsets to, or which might impair, this mortgage or the Retail Installment Contract.

Property covered by the mortgage. The mortgage covers the following real estate.

Location

Street

12 Allen Street

City

Greenville

County

Greenville

State

South Carolina

Zip

29605

A complete description of this property appears below.

This mortgage also applies to:

- All rights you have in any adjoining property or streets.
- Any money you receive if your property is taken by the government, up to the amount of the mortgage. You'll do whatever is necessary to transfer money you receive from the government to us.

Your title to the property. You own the property covered by this mortgage. If anyone else claims ownership of the property, you'll defend us against that claim.

J. David Burrell

Witness

Lou Ann Kennedy
Witness

Lou Ann Kennedy

Protecting the property

You'll keep the property in good condition, and you won't demolish any building or significantly alter the property in any way. You won't transfer your ownership without first notifying us in writing.

Fire insurance. You'll provide fire insurance that is adequate to replace any loss to the property. We will be named as the person to be paid in the event of a loss.

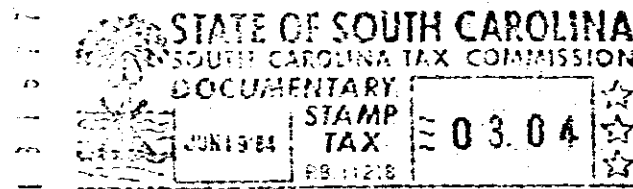
Taxes: You'll pay any taxes or assessments on the property when they are due. If you don't, we can pay them. You'll be responsible to us for the amount of those payments, plus interest as provided in the Retail Installment Contract.

Entire amount due. We can require you to immediately pay the entire balance of what you owe if you transfer your ownership in the property. You should remember that the entire amount may also become due for any of the reasons covered in the Retail Installment Contract such as failure to make a payment when it's due.

Foreclosure. If the entire balance of what you owe becomes due for any reason, we may foreclose this mortgage. This means that we will obtain a court judgment permitting it to sell the property to pay what you owe.

In an action to foreclose this mortgage, we will be entitled to the appointment of a receiver. A receiver is an impartial person appointed to protect the property during the foreclosure action.

Waiver. Our acceptance of partial or delinquent payments or our failure to exercise any particular right or remedy will not be a waiver of any of your obligations or be a waiver at any later time to enforce all the provisions of this mortgage and to exercise any and all remedies provided by law.



Sign, sealed, and delivered in the presence of:

Michael K. Wardlaw

Mortgagor

Kimberly G. Wardlaw
Mortgagor

Kimberly G. Wardlaw

Description of mortgaged property

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Shown as Lot 51 on plat of Section 3 of Dunean Mills Village, Recorded in Plat Book S at pages 173-177, inclusive, and having such courses and distances as will appear by reference to said plat.

SAID PREMISES ARE KNOWN AS AND BY 12 Allen Street, Greenville, South Carolina.

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324

324