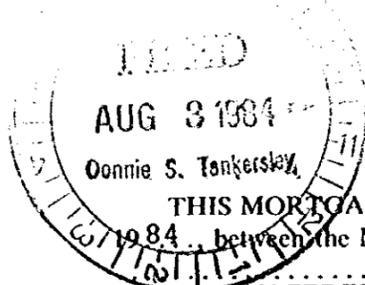


Documentary Stamps are figured on the amount financed: \$ 2054.84

MORTGAGE



THIS MORTGAGE is made this 25th day of June 1984 between the Mortgagor, Claude O. Kellett and Virgielee W. Kellett (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 two thousand three hundred sixty five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 June 20, 1986

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, situate, lying and being in the County of Greenville, State of South Carolina shown and designated as Lot B and A plat of property prepared for Dan E. Bruce by Webb Surveying & Mapping Co., dated December 30, 1965, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book MMM at page 135, and having according to said plat the following metes and bounds, to-wit:

Beginning at the joint westerly intersection of Lot 21, property of Grantor, and Lot B and running thence turning and running S. 46-14 E. 91.1 feet to a point, joint intersections of B, C, and M; thence turning and running N. 50-57 E. 35 feet to a point at the easterly intersection of Lot 21 and B; thence turning and running N. 39-03 W. 90 feet to the point of the beginning.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County in Deed Book 850, page 609.

All All that lot of land in the County of Greenville, State of South Carolina on the Southwest side of Duncan Chapel Road, known and designated as Lot No. 21 on plat Property of P.L. Bruce, recorded in Plat Book EE, page 22 of the RMC Office of Greenville County, S.C., said lot having a frontage of 90 feet on the southwest side of Duncan Chapel Road, a parallel depth of 200 feet and a rear width of 90 feet.

This is the same property conveyed by deed of Thomas S. Bruce to Claude O. Kellett dated 2-5-68, recorded 8-22-68, in volume 850 at page 609 of the Rmc Office for Greenville, County, South Carolina.

which has the address of 123 Duncan Chapel Road, Greenville, SC, 29609 (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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