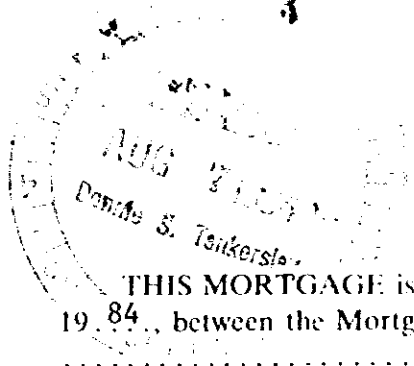


MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,557.48



THIS MORTGAGE is made this 6th day of July 19 84, between the Mortgagor, Boyce L. Graydon and Rita L. Graydon (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 Eleven Thousand Five Hundred Fifty-seven and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 July 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 lot of land in the State of South Carolina, County of Greenville, in the City of Greer, fronting on the southerly side of Drace Avenue, a distance of 143.9 feet and being more specifically described in accordance with a plat entitled, "Property of Frank McElrath", prepared by K. T. Gould, Inc., Surveyors, dated November 1, 1982, recorded in Plat Book 9-I at Page 77 and having such metes and bounds as appear by reference to said plat.

This property is conveyed subject to any easements, rights-of-way or zoning ordinances affecting same.

This is that same property conveyed by deed of Frank McElrath to Boyce L. Graydon and Rita L. Graydon, dated February 3, 1983, recorded February 11, 1983, in volume 1182 at page 446 of the RMC Office for Greenville County, SC.

which has the address of 104 Drace Avenue, Greer, SC 29651 (Street) (City) (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 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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RECEIVED

328 173