

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,057.03

THIS MORTGAGE is made this 18th day of July 1984, between the mortgagor, Larry W. and Cynthia W. Ridgeway (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 ten thousand fifty seven and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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 20, 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 piece, parcel, or tract of land containing 1.589 acres, more or less, and being described thus:

BEGINNING corner iron pin in the center of Traynham road traveling S 47.20 W 275' IP; Thence N 45.26 W 268' IP; Thence N 30.25 E 219.39'; thence S 55.56 E 340.25' IP to beginning corner containing 1.589 acres. Said property and boundaries being shown on survey by Hugh J. Martin, S. C. Reg. L. S. #2320 on August 2, 1974.

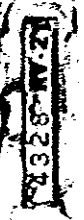
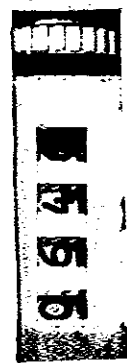
This is that same property conveyed by deed of John W. Ridgeway and Curtis M. Ridgeway dated August 27, 1974 and recorded October 1, 1974 in Deed Volume 1007 at Page 626 in the RMC Office for Greenville County, SC. Deeded to Larry W. Ridgeway and Cynthia W. Ridgeway.

which has the address of Rt. 3, Box 173A, Honea Path (City) SC 29654 (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 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.

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001-30-00167141

10,057.03