

THIS MORTGAGE is made this 3rd day of January 1984, between the Mortgagors Timothy W. Hamberg and Carolyn G. Hamberg (herein "Borrower"), and the Mortgagee, First Atlanta Mortgage Corporation, a corporation organized and existing under the laws of Georgia, whose address is 615 Peachtree Street, N.E., Atlanta, Georgia 30308 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand Six Hundred and No/100 (\$65,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 3, 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 February 1, 2014;

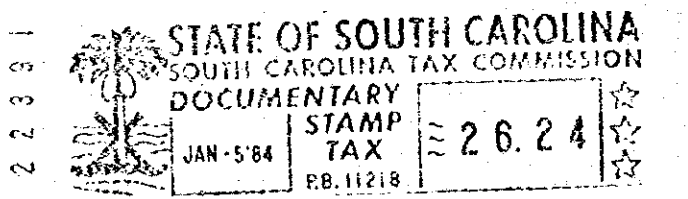
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, located, lying and being in the County of Greenville, State of South Carolina, near Marietta, being known and designated as Tract No. 2, containing 2.72 acres, more or less, as shown on survey entitled "Survey for Walker Properties", dated March 31, 1978, prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 6-V at Pages 25 through 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of Flatwoods Road at the joint front corner of the within tract and Tract No. 3 and running thence along the center of said right-of-way, N. 46-23 W. 169.2 feet to a point; thence continuing along the center of said right-of-way N. 38-21 W., 100.0 feet to a point; thence continuing along the center of said right-of-way N. 29-48 W. 50.0 feet to a point in the center of said right-of-way at the joint front corner of the within tract and Tract No. 1; thence running along the joint line of said tracts N. 52-20 E. 371.6 feet to an iron pin at the joint rear corner of the within tract and Tract No. 1; thence running S. 37-45 E., 325.0 feet to an iron pin at the joint rear corner of the within tract and Tract No. 3; thence running along the joint line of said tracts S. 53-41 W. 353.2 feet to a point in the center of the right-of-way of Flatwoods Road, at the joint front corner of the within tract and Tract No. 3, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by Deed from Walker Properties, a General Partnership, dated February 3, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1142 at Page 439 on February 8, 1981.

The adjustable rate rider attached hereto and executed of even date herewith is incorporated herein and the covenants and agreements of the rider shall amend and supplement the covenants and agreements of this deed to secure debt as if the rider were a part hereof.



which has the address of Route 2, Box 333, Flatwoods Road, Travelers Rest, S.C. 29690 (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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