ANJUSTABLE MORTGAGE

ALL REFERENCES TO SOUTH CAROLINA FEDERAL SAVINGS AND LOAK ASSOCIATION MEAN SOUTH CAROLINA FEDERAL SAVINGS BANK.

THIS MORTGAGE is made this. 8th 11th day of June

19.84 between the Morigagor, John W. Townes

(herein "Borrower"), and the Mortgagee, South Carolina

Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of Thirty-nine thousand nine hundred and no/100 (\$39,900.00) -- Dollars, which indebtedness is evidenced by Borrower's note dated. June 8, 1984 July (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 1, 2014.

ALL that certain piece, parcel of land identified as Unit No. 4-B, in Heritage Court Horizontal Property Regime, as shown on plat thereof recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book 6-V at page 98.

ALSO, all of the rights, privileges and common elements appertaining to the above described unit, as set forth in said Master Deed, and the Exhibits thereto, establishing Heritage Court Horizontal Property Regime, recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1103 at page 217 and subject to all provisions of said Master Deed and Exhibits.

This being the same property conveyed to the Mortgagor herein by deed of Anne C. Haun, to be executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA

SOUTH CAROLINA TAX COMMISSION

DOCUMENTARY

STAMP

TAX

EB. 11218

which has the address of ... Unit 4-B Heritage Court, Greenville
[Street]

[City]

South Carolina 2961 (herein "Property Address"); [State and Zip Code]

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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT AML-2 (1981)