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MORTGAGE

BOOK 1575 PAGE 338

THIS MORTGAGE is made this 15th day of July, 1982, between the Mortgagor, Robert M. Baldwin and Lynell G. Baldwin (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, 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").

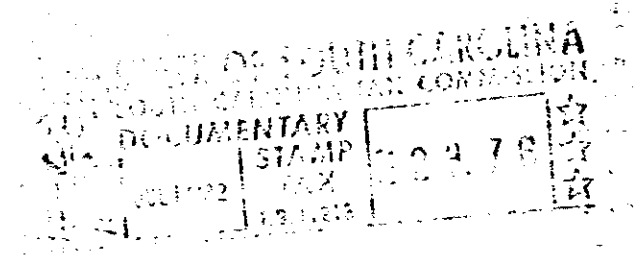
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY NINE THOUSAND FOUR HUNDRED AND NO/100 (\$59,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007;

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 State of South Carolina, County of Greenville, being known and designated as Lot #95 on a Plat of Section 4, Del Norte, said Plat being recorded in Plat Book 4N, Page 8, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Del Norte Road N. 84-35 W. 68 feet to an iron pin; thence N. 40-39 W. 36 feet to an iron pin on Del Norte Boulevard; thence N. 3-17 E. 68 feet to an iron pin; thence N. 4-35 E. 47.35 feet to an iron pin; thence S. 4-35 W. 140 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Janet T. Campbell Vaughn dated and recorded July 15, 1982.



which has the address of 10 Del Norte Boulevard, Greenville, South Carolina (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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