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MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1982, between the Mortgagor, Wayne D. Setzer and Betty H. Setzer (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").

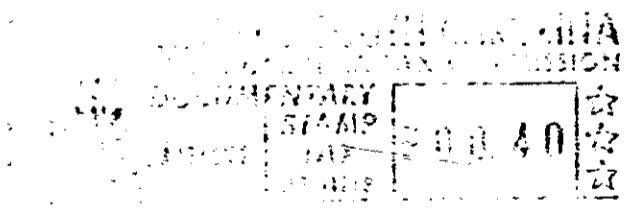
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand and no/100 (21,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2012.

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 with the buildings and improvements thereon lying and being on the northerly side of Ladyslipper Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 512, and a small portion of Lot No. 511 on a plat entitled "Map Four, Section Two, Sugar Creek", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8P, at page 62, and having, according to a more recent survey entitled "Survey for Wayne D. and Betty H. Setzer", dated July 30, 1982, prepared by C. O. Riddle, R.L.S., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-E, at page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Ladyslipper Lane, said pin being the joint front corner of Lots 512 and 513, and running thence with the common line of said lots N. 8-55 W. 196.5 feet to an iron pin at the joint rear corner of Lots 512 and 513; thence N. 34-28-06 E. 40.44 feet to an iron pin; thence S. 89-22-29 E. 160.58 feet to an iron pin; thence S. 15-58-38 E. 30 feet to an iron pin, the joint rear corner of Lots 511 and 512; thence with the common line of said lots S. 74-01-22 W. 11.66 feet to an iron pin; thence continuing with the common line of said lots S. 21-37-42 W. 203.88 feet to an iron pin on the northerly side of Ladyslipper Lane; thence with the northerly side of Ladyslipper Lane on a curve, the chord of which is N. 84-22-37 W. 41.86 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Cothran & Darby Builders, Inc., dated August 6, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1171, at page 666, on August 6, 1982.

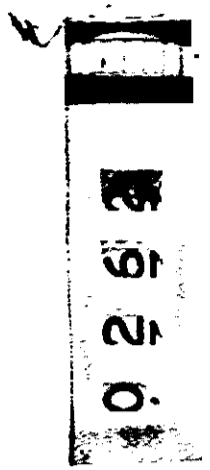


which has the address of Lot 512 Sugar Creek S/D, Greer, South Carolina 29651 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

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