

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE) MORTGAGE
S.C.

BOOK 1574 PAGE 124

THIS MORTGAGE is made this 30th day of June,
1982, between the Mortgagor,
SLEY

CLARKSON BROTHERS, INCORPORATED

(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 EIGHT HUNDRED FIFTY THOUSAND AND NO/100 (\$850,000.00) - - - - - DOLLARS which indebtedness is evidenced by Borrower's note dated June 30, 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 May 30, 1990;

To Secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon and 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, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property:

All that lot or parcel of land located in Greenville County, South Carolina, containing 10.22 acres, more or less, as shown on plat of property of Clarkson Bros., Inc. dated April 18, 1979, by Gould & Associates, Surveyors, and recorded in Plat Book 8-A, Page 100, R.M.C. Office for Greenville County, South Carolina.

This is a portion of the property conveyed by deed of Abney Mills recorded May 31, 1978, in Deed Book 1080, Page 123, R.M.C. Office for Greenville County, South Carolina.

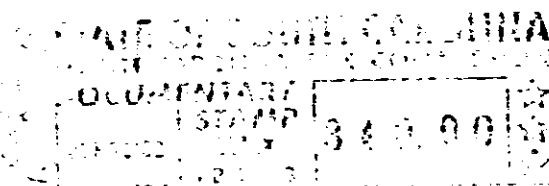
TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all 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 are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized 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.

Borrower and Lender covenant and agree as follows:

1. That Borrower will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the time and in the manner therein provided.

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