Documentary Stamps figured on the amount financed: 20132.08

BOOK 1581 PAGE 313

MORTGAGE

THIS MORTGAGE is made this 18 day of August, 19 82, between the Mortgagor, Robert Wayne Hampton and Catherine Lott Hampton (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Three Thousand Six Hundred Eighty One Dollars and 20 /100------- Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 October 1, 1992;

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 in the City and County of Greenville, State of South Carolina, on the Easterly side of Holmes Drive, shown and designated as Lot No. 103 on Plat of Property of Central Development Corporation recorded in the RMC Office for Greenville County in Plat Book "BB," at Pages 22 and 23, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Holmes Drive, joint front corner of Lots Nos. 102 and 103, and running thence with the joint line of said lots, S. 72-14 E. 200 feet to an iron pin; thence with line of Lot No. 105, N. 26-10 W., 119.6 feet to an iron pin at the joint rear corner of Lots Nos. 103, 104, and 105; thence with line of Lot No. 104, N.72-39 W. 122.7 feet to an iron pin on the Easterly side of Holmes Drive; thence with the Easterly side of Holmes Drive, S. 14-08 W., 85 feet ot hte point of beginning.

This conveyance is subject to all restriction, set-back lines, roadways, zoning ordinances, easements and rights-of-way, if any, affection the above-described property.

This being the same property conveyed to the grantor herein by deed of John A. & Benita K. Halbrook, dated July 23, 1974, which is of record in the Office of the RMC for Greenville County, S. C. in Deed Book 1004 at Page 759.

This is the same Property conveyed by deed of Baine M. Ney, dated July 24-1978 and recorede July 26,1978 in the RMC Office for Greenville County in Volume 1083, at Page 867.

which has the address of 305 Holmes Drive Greenville, SC 29609 (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.