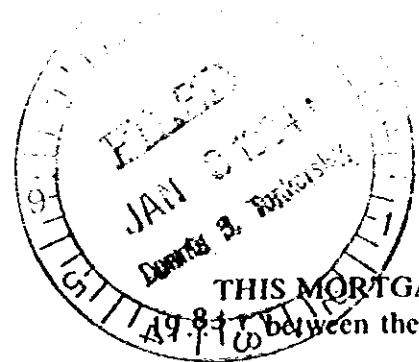


Documentary Stamps are figured on
the amount financed: \$ 13,059.24



MORTGAGE

THIS MORTGAGE is made this 2 day of November between the Mortgagor, M. Dean Webb and Gina G. Webb (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 Twenty Four Thousand Nine Hundred Eighty One and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1993.

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 piece, parcel or tract of land located in Chick Springs Township, Greenville County, State of South Carolina, just off the Hammett Road containing 2.7 acres as shown on a plat of the property of Ross L. Wade by Jones Engineering Service, dated April 11, 1979 to be recorded herewith. And having according to said plat the following metes and bounds:

BEGINNING at an old iron pin which is 247 feet S44-10 W. from Hammett Road and the joint corner of property of Wade and Stevens; thence S 32-10 W., 523.8 feet along property of Stevens to an iron pin; thence N. 55-31W. 257.8 feet along property of Hudson to an iron pin; thence N. 43-33 E. 617 feet along property of Raines to an old iron pin; thence S. 25-6 W. 173.7 feet along property of Wade to the beginning point.

This is the same property conveyed by deed of Ross L. Wade dated 1-2-80 recorded 2-6-80 in deed Volume 1120 at page 202 in the RMC Office for Greenville County. Deeded to M. Dean Webb and Gina G. Webb.

which has the address of 719 Hammett Road Greer South Carolina 29651 (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.

