

MORTGAGE

01-34006-87

THIS MORTGAGE is made this 9th day of November,
1984, between the Mortgagor, WILLIAM F. GERMAN AND CATHERINE G. GERMAN,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

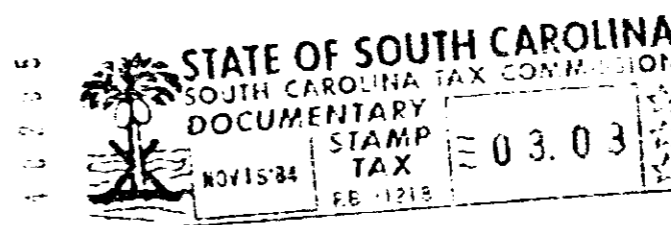
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Ten Thousand Eighty Two
Dollars and 03/100--(\$10,082.03) Dollars, which indebtedness is evidenced by Borrower's
note dated November 9, 1984, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 30
1994;

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 lot of land together with buildings and improvements
situate, lying and being on the Eastern side of Frost Street in Greenville County,
South Carolina, being shown and designated as Lot No. 72 on a Plat of a Subdivision
for Victor Monaghan Mills, Section 1, made by Pickell and Pickell Engineers dated
December 20, 1948 and recorded in the RMC Office for Greenville County, S. C., in
Plat Book S, Pages 179-181, reference to which is hereby craved for the metes and
bounds thereof.

Being the same property conveyed to mortgagors by deed of Howard E. Moody and Eva E.
Moody, dated October 22, 1970 and recorded in the RMC Office for Greenville County on
October 23, 1970 in Deed Book 901 at Page 182.

This mortgage is junior in lien to the mortgage of William F. German and Catherine G.
German given in favor of Cameron-Brown Company, dated October 22, 1970 and recorded
in the RMC Office for Greenville County on October 23, 1970 in Book 1170 at Page 324.
Subsequently said mortgage was assigned to Federal National Mortgage Association, by
an assignment, dated October 29, 1970 and recorded in the RMC Office for Greenville
County on October 30, 1970 in Book 1171 at Page 274. Subsequently said mortgage was
assigned to Cameron-Brown Company, by an assignment, dated February 9, 1971 and recorded
in the RMC Office for Greenville County on February 22, 1971 in Book 1181 at Page 341.



which has the address of 3 Frost Street Greenville,
(Street) (City)
South Carolina 29611 (herein "Property Address");
(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.