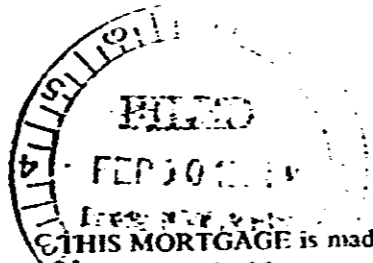


MORTGAGE Documentary Stamps are figured on the amount financed: \$ 10,058.04



THIS MORTGAGE is made this 26th day of January 1984, between the Mortgagor, Leonard J. Hall, Jr. and Teresa D. Hall (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Ten thousand, and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 1984 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness at each month due and payable on February 10, 1990.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage. The receiver shall be liable to account only for those rents actually received.

21. Future Advances. Upon request of Borrower, Lender, at Lender's option prior to release of this Mortgage, may make Future Advances to Borrower. Such Future Advances, with interest thereon, shall be secured by this Mortgage when evidenced by promissory notes stating that said notes are secured hereby. At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced in accordance herewith to protect the security of this Mortgage, exceed the original amount of the Note plus US \$ 00.00.

22. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Lender shall release this Mortgage without charge to Borrower. Borrower shall pay all costs of recordation, if any.

23. Waiver of Homestead. Borrower hereby waives all right of homestead exemption in the Property.

IN WITNESS WHEREOF, Borrower has executed this Mortgage.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Virginia A. Darlitt and Linda Baltz, with a circular recording stamp dated JUL 3 1984.

Handwritten signatures of John L. Seal (679), Francis L. Burt, Francis L. Strickland, Leonard J. Hall Jr., and Teresa D. Hall, with a circular recording stamp dated JUL 6 1984.

