

# MORTGAGE

RECORDED  
JUN 22 3 47 PM '83  
DGNHIE  
R.M. ASLEY

THIS MORTGAGE is made this..... 20th..... day of..... June.....  
19.83., between the Mortgagor, .. GEORGE O'SHIELDS BUILDERS, INC. AND RONALD E. PHILLIPS ....  
..... (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").

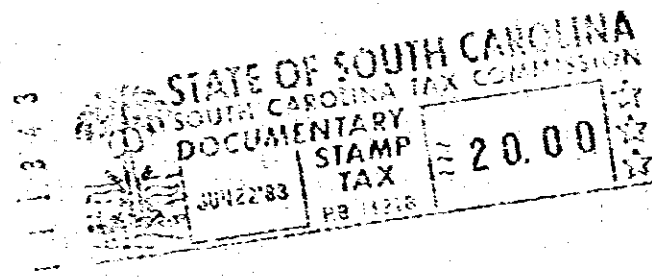
WHEREAS, Borrower is indebted to Lender in the principal sum of . Fifty. Thousand. and No/100-----  
.\$50,000.00)-----Dollars, which indebtedness is evidenced by Borrower's note  
dated... June .20, .1983..... (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on... December. 20., .1983.....  
.....;

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 situate, lying and being in the State  
of South Carolina, County of Greenville, being known and designated as Lot No. 59  
on plat of NORTHWOOD, SECTION I, recorded in the RMC Office for Greenville County  
in Plat Book 7X, Page 98 and also as shown on a more recent survey prepared by  
Freeland & Associates, dated June 17, 1983, entitled "Property of George O'Shields  
Builders, Inc. and Ronald E. Phillips", and having, according to said plat, the  
following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Bendingwood Circle at the joint  
front corner of Lots 58 and 59 and running with the common line of said Lots,  
N 73-13 E 154.79 feet to an iron pin; thence turning and running S 15-43-36 E  
85.0 feet to an iron pin; thence with the common line of Lots 60 and 59, S 73-12-48  
W 153.22 feet to an iron pin on the eastern side of Bendingwood Circle; thence  
with said Bendingwood Circle, N 16-47 W 85.0 feet to an iron pin, being the point  
of beginning.

Being the same property conveyed to the Mortgagors herein by deed of Balentine  
Brothers Builders, Inc. to be recorded of even date herewith.



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which has the address of.....  
..... (Street) ..... (City)  
..... (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 improve-  
ments 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.

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