



MORTGAGE Documentary Stamps are figured on the amount financed: \$ 9,483.71

THIS MORTGAGE is made this 26th day of April 1984 between the Mortgagor, C. Bruce Shaw and Barbara W. Shaw (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 Eighteen Thousand Three Hundred Forty Five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 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 May 1, 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 certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina at the Northeast corner of the intersection of MontVista Avenue and Penn Street (formerly known as Smith Street), being shown as part of Lot No. 12 of the D. T. Smith property on Plat made by C. M. Furman, March 1923, recorded in Plat Book F, at page 108, RMC Office for Greenville County, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast corner of the intersection of Mont Vista Avenue and Penn Street, and running thence along Penn Street N 25-40 W 200 feet to iron pin; thence along rear line of Lot No. 11, N 64-20 E 66.66 feet to an iron pin; thence running through Lot No. 12, S 25-40 E 200 feet to Mont Vista Avenue; thence with said Avenue, S 64-20 W 66.66 feet to the beginning corner.

This is that same property conveyed by deed of Roland Farkas to C. Bruce Shaw and Barbara W. Shaw dated February 20, 1960 and recorded February 22, 1960 in Deed Volume 645 at Page 57 in the RMC Office for Greenville County, SC.

which has the address of 101 Mont Vista Avenue Greenville SC 29605 (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.

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