



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,872.36

THIS MORTGAGE is made this 8th day of May 1984, between the Mortgagor, Jackie B. Shelton and Joan Shelton (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 eight hundred seventy two and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 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 5-15-94

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 lot of land with the buildings and improvements thereon situate on the South side of Aspenwood Drive and the East side of Sellwood Circle in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot 245 on Plat of Section III of Westwood Subdivision, recorded in the R/C Office for Greenville County, South Carolina in Plat Book 4-11 at Page 30, and having, according to a more recent survey made by J. L. Montgomery, III, RLS, dated May 24, 1977, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly edge of Sellwood Circle at the joint front corner of Lots 245 and 246 and running thence with the easterly edge of Sellwood Circle, n. 3-10 E. 68.1 feet to an iron pin at the intersection of Sellwood Circle and Aspenwood Drive; thence with said intersection, the chord of which is S. 44-07 E. 36.1 feet to an iron pin on the south side of Aspenwood Drive; thence with the south side of said Drive, S. 89-52 E. 115.00 feet to an iron pin at the joint corner of Lots 244 and 245; thence with the joint line of said Lots, S. 2-23 E. 96.8 feet to an old iron pin; thence with the line of said Lots 244 and 245, n. 88-47 W. 147.8 feet to the beginning corner.

This is that same property conveyed by deed of Bobby . Alexander and Carline G. Alexander to Jackie B. Shelton and Joan H. Shelton, dated and recorded 5/25/77, in Deed Volume 1057, at Page 283, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 108 Aspenwood Drive Simpsonville SC 29681 (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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