

FILED
AUG 18 1983
Greenville, S. C.

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$

THIS MORTGAGE is made this 25th day of July 1983 between the Mortgagor, Helen Shaw (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 Sixteen Thousand Seven Hundred Ninety Two & 44/100 (16,792.44) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 August 1, 1990.

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 situate on the Northeast side of Rock Hill Road near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 20 and 21 on Plat of Dreher Colony, made by R. K. Campbell, Surveyor; January 1965, recorded in the REC Office for Greenville County, South Carolina in Plat Book FFF, at Page 41 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Rock Hill Road at the joint front corner of Lots 21 and 22 and runs thence along the line of Lot 22 N 30-51 E 150 feet to an iron pin; thence N 59-50 W 160 feet to an iron pin; thence with the line of Lot 19 S 30-46 W 150 feet more or less to an iron pin on the Northeast side of Rock Hill Road; thence along Rock Hill Road S 63-10 E 63 feet to an iron pin; thence still along Rock Hill Road S 58-20 E 102 feet to the beginning corner.

This is that same property conveyed by deed of Marie Dreher to Slater Shaw and Helen Shaw, dated May 19, 1967, recorded May 30, 1967, in deed volume 820, at page 539, in the REC Office for Greenville County, South Carolina.

This also being that same property bequeathed to Helen Shaw by Slater Shaw, his one-half undivided interest, who died testate, January 13, 1978, recorded in W1500, File 30.

which has the address of 24 Plantation Rd, Greenville SC 29605 (Street) (City) (State and Zip Code) (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, for the leasehold estate if this Mortgage is on a leasehold, are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate here 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 to the Property against all claims and demands, subject to any valid liens and other restrictions listed in a schedule of exceptions to coverage, and title to the Property, including Lender's interest in the Property.

RECORDED

PLANTATION RD