

GREENVILLE, S.C.  
 ATTN: COMMERCIAL LENDING DIVISION  
 R.M.C. WELLEY  
**MORTGAGE**

THIS MORTGAGE is made this 5th day of January 1984, between the Mortgagor, S. JAMES SHOWALTER, III, and HARRIET M. SHOWALTER (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F.S.B., 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").

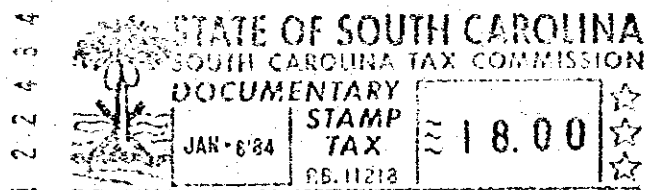
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 15, 1989.

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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 14 on plat entitled "Property of J. P. Rosamond", recorded in the RMC Office for Greenville County, S. C. in Plat Book H, at Pages 185 and 186, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the southern side of Franklin Road, at the joint front corner of Lots Nos. 14 and 51, and running thence, S. 25-15 W. 160 feet; thence S. 64-45 E. 65 feet to an unnamed street (now known as Eugene Street); thence along said street, N. 25-15 E. 160 feet to the intersection of Eugene Street with Franklin Road; thence along Franklin Road, N. 64-45 W. 65 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of W. Harold Stone and Mary M. Stone by deed dated January 5, 1984, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1203, at Page 935, on January 6, 1984.



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which has the address of Shannon Apartments, Franklin Road Greenville, S. C. 29611 (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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