

MORTGAGE

GREENVILLE S.C.

THIS MORTGAGE is made this 25th day of May 1984, between the Mortgagor, Mary H. Shamblin (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").

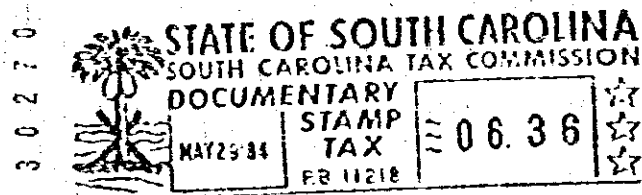
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousand, eight hundred, forty-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on the Eastern side of Briarcliff Drive (Park Road) being the Eastern portion of Lot 6 as shown on plat of East Overbrook recorded in Plat Book E, Page 159, and having, according to survey of the property of James Walter Moore made by Piedmont Engineering Service, recorded in the R.M.C. Office for Greenville County in Plat Book C, Page 274, the following metes and bounds, to-wit:

BEGINNING at a stake on the Eastern side of Briarcliff Drive 406 feet North from Central Street at corner of Lot No. 7 and running thence with the line of said lot N. 51-48 E., 185.6 feet to a stake; thence N. 24-05 W., 48 feet to an iron pin; thence S. 55-24 W., 182.6 feet to an iron pin, on Briarcliff Drive; thence with the Eastern saide of Briarcliff Drive S. 23-41 E., 60 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Rachael C. Black (formerly Rachael C. Henderson) recorded simultaneously herewith.



which has the address of #35 Briarcliff Dr. Greenville SC (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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