FILED
GREENVILLE, S.C.
OCT 3 4 04 PM '84
DONNIE S. TANKERSLEY
R.M.C.

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on September 28, 19 84. The mortgagor is Brian J. Sullivan and Melinda B. Sullivan ("Borrower"). This Security Instrument is given to U. S. Shelter Corporation, which is organized and existing under the laws of the State of Delaware, and whose address is P.O. Box 10636 Charleston, SC 29411 ("Lender"). Borrower owes Lender the principal sum of Thirty Six Thousand & no/100---------- Dollars (U.S. $ 36,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on October 1, 2014. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 161 of Riverbend Horizontal Property Regime, the Master Deed for which is recorded in the RMC Office for Greenville County in Deed Book 1174 at Pages 91 through 165, inclusive, amended by instrument recorded September 23, 1982 in Book 1176 at Page 390, and by instrument recorded June 2, 1983 in Deed Book 1189 at Page 489.

Being the same property conveyed to mortgagor herein by deed of N. Barton Tuck, Jr. as Nominee for the Trustees of U.S. Shelter, a Massachusetts Business Trust Dated Oct 3, and recorded simultaneously herewith in Deed Book 1223 at Page 354, office of the R.M.C. for Greenville County, South Carolina.

This mortgage is subject to the mortgage of The Seamen's Bank for Savings originally recorded on June 2, 1972 and subsequently amended by various recorded instruments. U.S. Shelter is obligated to make all payments due on said mortgage and mortgagor shall have no obligation with respect thereto.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
OCT-3'84 P.B. 11218 $10.80

which has the address of Unit 161, Riverbend, 925 Cleveland Street [Street] Greenville [City], South Carolina 29411 [Zip Code] ("Property Address");

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument 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 and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.