

FILED GREENVILLE S.C. JUN 23 4 01 PM '83 DONNIE S. SHIELDS, INC. R.H.C. MORTGAGE

Mortgagee's Address: 101 East Washington Street Greenville, SC

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THIS MORTGAGE is made this 17th day of June 1983, between the Mortgagor, GEORGE O. SHIELDS BUILDERS, INC. AND RONALD E. PHILLIPS (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 Seventy-five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 December 17, 1983.

turning and running S 60-17 E 89.0 feet to an iron pin at the joint rear corner of Lots 33 and 32; thence with the common line of said Lots, S 38-47 W 132.23 feet to an iron pin on Brynhurst Court; thence with said Brynhurst Court, the chord of which is, N 85-09-37 W 55.85 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the Mortgagors herein by Deed of The Vista Co., Inc. and Dee A. Smith Company, Inc. to be recorded of even date herewith.

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 30.00

PAID AND SATISFIED IN FULL OCT 21 1983 THE 19th DAY OF October 1983 AMERICAN FEDERAL BANK, F.S.B. FORMERLY AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION 13200 BY [Signature] ADP WITNESS [Signature]

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Corrected Donnie S. Shields, Inc.

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which has the address of 5 Brynhurst Court Greenville South Carolina 29615 (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.

SOUTH CAROLINA-1 to 4 Facs-6/75-FMVA/FHLMC UNIFORM INSTRUMENT

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