

FILED
GREENVILLE, S.C.
JUL 3 2 49 PM '84
SHELSLEY

MORTGAGE

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THIS MORTGAGE is made this 2nd day of July 19. 84, between the Mortgagor, Linda J. Shields (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 Nineteen thousand and no/100ths (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 August 1, 2014

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit Number 10, Oak Grove Village Condominiums, a Horizontal Property Regime, situate on or near the eastern side of Kimbell Court as is more particularly described in Master Deed and Declaration of Condominiums dated October 13, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at Page 327, said unit being also shown on Master Plat of Oak Grove Condominiums recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-Y at Page 92. For a more complete description reference is hereby made to said plat.

The within conveyance is made subject to the reservations, restrictions, and limitations on use of the above described premises and all covenants and obligations set forth in Master Deed and Declaration of Condominiums dated October 13, 1980 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1135 at Page 327 and as set forth in the By-Laws of Oak Grove Village Investors, Inc. as the same may hereafter from time to time be amended; all of said reservations, restrictions, limitations, assessments or charges and all other covenants, agreements, obligations, conditions and provisions are incorporated in the within deed by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law all of which are hereby accepted by the grantee herein and their heirs, administrators, executors and assigns.

DERIVATION: Deed of American Service Corporation dated July 2, 1984 and recorded July 3, 1984 in Deed Book ___ at Page ____.

which has the address of Unit 10 Oak Grove Condominiums, Greenville, SC 29609 (Street) (City) (herein "Property Address"); (State and Zip Code)

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.

GCTO -- JUL 3 1984 1164

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