

HANSMORCH, PERRY, BERRY, MARION & JOHNSTONE, ATTS.

GREENVILLE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FLOYD MATLOCK ELLIOTT

-TO-

U. S. SHELTER A MASSACHUSETT BUSINESS TRUST
P. O. BOX 1089
GREENVILLE, SOUTH CAROLINA 29602

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Unit 58, Riverbend, Phase I

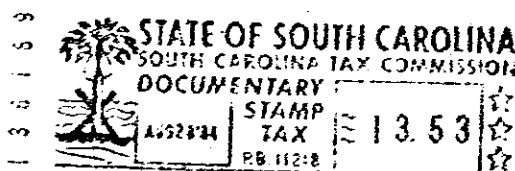
MORTGAGE

No 78042270

THIS MORTGAGE ("Security Instrument") is given on August 28, 1984. The mortgagor is Floyd Matlock Elliott ("Borrower"). This Security Instrument is given to U. S. Shelter, A Massachusetts Business Trust, which is organized and existing under the laws of South Carolina, and whose address is P. O. Box 1089, Greenville, South Carolina 29602 ("Lender"). Borrower owes Lender the principal sum of Forty Five Thousand One Hundred and no/100 Dollars (U.S. \$45,100.00). 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 September 1, 1999. 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. 58 of Riverbend Horizontal Property Regime, the Master Deed for which is recorded in the RHC Office for Greenville County in Deed Book 1174, Pages 91 through 165, inclusive, amended by instrument recorded September 23, 1982 in Deed Book 1174, Page 390, and by instrument recorded June 2, 1983 in Deed Book 1189, Page 489.

This is the identical property as conveyed to the mortgagor by deed of U. S. Shelter Corporation as recorded in the RHC Office for Greenville County in Deed Book 1220, Page 445, recorded August 28, 1984.



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which has the address of 925 Cleveland Street, Unit 58, Greenville, South Carolina 29601 ("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 seized 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.

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