

FILED  
GREENVILLE CO. S.C.  
Nov 30 4 53 PM '84  
DONNIE S. TANKERSLEY  
R.M.C.

0250

[Space Above This Line For Recording Data]

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on November 30  
19 84. The mortgagor is MARTIN E. PETTET  
 ("Borrower"). This Security Instrument is given to  
U. S. Shelter Corporation, which is organized and existing  
 under the laws of State of Delaware, and whose address is 7 C&S Real Estate Services, Inc.  
P.O. Box 10636, Charleston, South Carolina 29411 ("Lender").  
 Borrower owes Lender the principal sum of Sixty Thousand, Nine Hundred Fifty and  
no/100 Dollars (U.S. \$ 60,950.00). 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 December 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. 282 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 Deed Book 1174 at page 390, and by instrument recorded June 2,  
 1983 in Deed Book 1189 at page 489.

This being a portion of the property conveyed to the Grantor herein by deed  
 of Riverbend Apartments Limited Partnership, a South Carolina Limited  
 Partnership dated December 23, 1981, recorded December 23, 1981 in Deed Book  
 1159, page 945 in the Office of the RMC for Greenville County, South  
 Carolina.

This conveyance is made subject to all restrictions and easements as set out  
 in the Master Deed and Exhibits attached hereto and otherwise shown in the  
 public records, and to the Mortgage of The Seamen's Bank for Savings  
 originally recorded on June 2, 1972 in Mortgage Book 1235 at page 637, and  
 subsequently amended by various instruments, the most recent of which was  
 the Modification and Amendment of Mortgage and Note recorded September 24,  
 1982 in Mortgage Book 1581 at page 410.

For authority to sign this document, see Power of Attorney dated November 19, 1984 recorded  
 in Deed Book \_\_\_\_\_.

3  
NOV 30 1984

which has the address of Unit 282, Riverbend, 925 Cleveland Street, Greenville,  
 [Street] [City]  
 South Carolina 29601 ("Property Address");  
 [Zip Code]

238

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.

5  
OCT

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.

2328 RV 21