

FILED  
GREENVILLE CO. S.C.  
DEC 9 3 48 PM '83  
DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**

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THIS MORTGAGE is made this 8th day of December, 1983, between the Mortgagor, GEORGE O. SHIELDS BUILDERS, INC. and RONALD E. PHILLIPS (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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 One Hundred Eighteen Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1983 (herein "Note"), providing for monthly installments of principal and interest along property of Land Investments, S 13-34 E 255.00 feet to an iron pin; thence turning and running along the common line of Lots 1 and 2, S 76-26 W 294.28 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of George O'Shields Sr., to be recorded of even date herewith.

STATE OF SOUTH CAROLINA	RECORDING
DOCUMENTARY TAX	STAMP
DEC-9-83	47.00

PAID AND SATISFIED IN FULL  
THIS 5th DAY OF Oct 1984  
AMERICAN FEDERAL BANK, F.S.B.  
WITNESSES John M. Dillard, P.A.  
Donnie S. Tankersley

JOHN M. DILLARD, P.A.  
ATTORNEY AT LAW  
P. O. BOX 91  
GREENVILLE, S. C. 29602-0091

Created  
Donnie S. Tankersley  
R.H.C.

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which has the address of Lot 1, Woodberry Drive (Street)  
..... (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT  
LPI 12 82

2.00 CI

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OCT 10 1984

