

OCT 14 4 03 PM 1991

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAURICE A. SHEPPARD AND
NANCY R. SHEPPARD

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eighteen Thousand Seven Hundred and No/100ths ----- DOLLARS (\$ 18,700.00), with interest thereon from date at the rate of six and one-half per centum per annum, said principal and interest to be paid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, November 1, 1991

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being at the Southwestern corner of the intersection of Hartsville Street and Orchard Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 230 as shown on a final plat of Orchard Acres, Section Three, prepared by J. Mac Richardson, dated May, 1960, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, page 143, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of Orchard Drive at the joint front corner of Lots Nos. 230 and 231 and running thence with the line of Lot No. 231 S. 84-30 W. 179.7 feet to an iron pin in the line of Lot No. 229; thence with the line of Lot No. 229 N. 3-08 W. 106.9 feet to an iron pin on the Southern side of Hartsville Street; thence with the Southern side of Hartsville Street N. 86-39 E. 150 feet to an iron pin; thence with the corner of the intersection of Hartsville Street and Orchard Drive the chord of which is S. 49-25 E. 35 feet to an iron pin on the Western side of Orchard Drive; thence with the Western side of Orchard Drive S. 5-30 E. 75 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Jack E. Shaw Builders, Inc., dated October 14, 1966, and to be recorded herewith in the R. M. C. Office for Greenville County, South Carolina.

The Mortgage Assigned to Security Mtg Corp
From Carolina Fed S & L Assn of Greenville by Receipt
① on 30 Aug 91
to 2202 1040
for 20 Dec 91 670.06

for Release 75 feet strip on final book 1001 page 128 deed to Gloria B. Hart