

## MORTGAGE

THIS MORTGAGE is made this 12th day of April, 1974, between the Mortgagor,

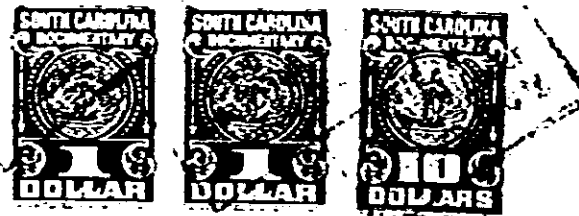
Charles M. Shelnutt and Linda W. Shelnutt (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 750, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2004.

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 lot of land situate, lying and being at the Southwest corner of the intersection of Cole Road and Welcome Road Extension, near the City of Greenville, in Greenville Township, Greenville County, South Carolina, being a portion of the one acre tract as shown on a plat made by Pickell and Pickell, Engineers, April 1, 1950, and being more particularly shown on a plat of Property of Charles M. Shelnutt and Linda W. Shelnutt prepared by Carolina Surveying Co. April 11, 1974, recorded in the Office of the RMC for Greenville County in Plat Book 56 at Page 12, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at a point 110 feet from the intersection of Cole Road and Welcome Avenue Extension, and running thence S. 0-15 W. 210 feet to an iron pin; thence N. 88-21 W. 100 feet to an iron pin; thence N. 0-15 E. 210 feet to an iron pin on the south side of said Welcome Ave; thence along the South side of said Welcome Ave. Ext., S. 88-21 E. 100 feet to the beginning corner.



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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