

GREENVILLE COUNTY
MORTGAGE

THIS MORTGAGE is made this 1st day of July, 1975, between the Mortgagor, Dorothy G. Shelan

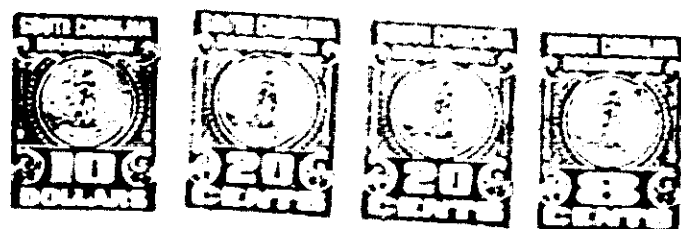
(herein "Borrower"), and the Mortgagee, Bankers Trust of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is c/o Aiken-Speir, Inc., P.O. Box 391, Florence, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand Two Hundred (\$26,200.00) 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 August 1, 2005

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 piece, parcel or lot of land situate, lying and being on the northern side of Gavins Point Road in the County of Greenville, State of South Carolina, being shown and designated as Lot 440 on plat of Del Norte Estate, Section V, prepared by Piedmont Engineers and Architects, dated May 23, 1972, recorded in Plat Book 4R at Page 17 in the R. M. C. Office of Greenville County and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northern side of Gavins Point Road at the joint front corner of Lot Nos. 440 and 441 and running thence along the common line of said lots N 2-41 W 138.5 feet to an iron pin on the joint rear corner of said lots; thence along the common line of Lots 440 and 466 N 87-00 E 93.2 feet to an iron pin on the joint rear corner of Lots 439 and 440; thence along the common line of said lots S 3-09 E 148.5 feet to an iron pin at the joint front corner of said lots on the northern side of Gavins Point Road; thence along the northern line of said road N 87-00 W 95 feet to an iron pin, the point of beginning.



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 seized 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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