

RECORDING FEE

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GREENVILLE CO. S.C.

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BOOK 1353 PAGE 628

MORTGAGE

THIS MORTGAGE is made this 14th day of November, 1975, between the Mortgagor, Donald W. Shuler and Mary Jane B. Shuler

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of The State of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND SIX HUNDRED FIFTY & 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 November 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, together with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being the major portion of Lot No. 17 as shown on Plat of Property of D. T. Smith Estate, recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, Page 108, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Tallulah Drive, 325 feet East of the Southerly intersection of Tallulah Drive and Penn Street (formerly Smith Street), and running thence with Tallulah Drive, N. 64-20 E. 75 feet to an iron pin at the joint front corner of Lots Nos. 17 and 19; and running thence with the common line of said lots, S. 25-40 E. 200 feet to an iron pin; thence S. 64-20 W. 75 feet to an iron pin; thence with a new line through Lot No. 17, N. 25-40 W. 200 feet to the point and place of beginning.

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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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