

FILED
GREENVILLE, S.C.
MORTGAGE

MAR 3 11 50 AM '78

THIS MORTGAGE is made this 31ST day of MARCH 1978, between the Mortgagor, H. PERRY SHUPING AND ROSEMARY W. SHUPING (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

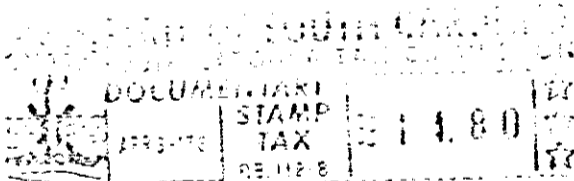
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SEVEN THOUSAND AND NO/100THS (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 31, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2008.

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 lot of land in Greenville County, South Carolina, on the Southern side of Colvin Road near the City of Greenville, being shown as Lot No. 46 on plat of Heritage Hills recorded in Plat Book YY at Page 187 in the RMC Office for Greenville County and being more fully described as follows:

BEGINNING at an iron pin on the Southern side of Colvin Road at the corner of Lot 45 and running thence with the Southern side of said road, N. 80-15 E. 40 feet and S. 87-17 E. 65 feet to an iron pin at the corner of Lot 47; thence with line of said lot, S. 10-19 E. 155.9 feet to an iron pin at corner of Lot 20; thence with line of Lots 20 and 21, S. 80-15 W. 105 feet to an iron pin at corner of Lot 45; thence with line of said lot, N. 9-45 W. 170 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Malcolm M. Medlin dated April 30, 1976, and thereafter filed on said date in the RMC Office for Greenville County in Deed Book 1035 at Page 525.



which has the address of 124 COLVIN ROAD, GREENVILLE, SOUTH CAROLINA 29607 (herein "Property Address");

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

3.50C1

0770

4328 RV-27