

FILED
GREENVILLE CO. S. C.
SEP 15 4 31 PM '78
DENNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 15th day of September 1978, between the Mortgagor, Stephen F. O'Shields and Diane H. O'Shields (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

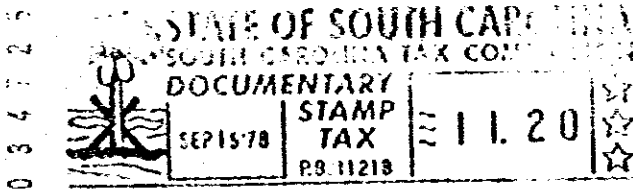
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY EIGHT THOUSAND AND NO/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 piece, parcel or lot of land situate, lying and being on the western side of Davidson Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and shown as 3 1/4 acres on a Plat prepared by R.K. Campbell, April 1961 and according to said Plat has the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of Davidson Road, the joint corner of this property and property, now or formerly, of John C. Winn, and running thence with the center line of Davidson Road, S. 20 - 28 W. 208.95 feet; running thence along a new line through the property of the Grantor herein, N. 68 - 0 W. 798.4 feet to an iron pin, which iron pin is 7 feet from the center line of E. Poorhouse Branch; running thence with the Branch as the line, traverse line of which is N. 45 - 19 E. 67.8 feet to an iron pin; running thence along property, now or formerly, of John C. Winn N. 80 - 15 E. 287.8 feet to an iron pin; thence continuing with the Winn line S. 68.0 E. 520.6 feet to an iron pin in the center of Davidson Road, point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Floyd S. Hester and Helen D. Hester dated June 5, 1978 and recorded in the RMC Office for Greenville County in Book 1080 at Page 673, recorded June 7, 1978.



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which has the address of _____ (Street) _____ (City) _____ (State and Zip Code) (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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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