MORTGAGE

SOUTH CAROLINA
JAN 18 '79

County of Greenville

Date of this Mortgage: Month November Day 8 Year 78

Name of Home Owner(s) and Spouse: Marvin E. Shepard, Carolyn B. Shepard

Residence: Route #6, Box 178, Piedmont, S. C. 29673

and jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor: Southern Prudential Corp.

Principal Office of Contractor: 2999 Liddell Drive, Atlanta Ga. 30324

its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF Five thousand, four hundred sixteen & 80/100's Dollars, (S 5416.80)

SAID SUM TO BE PAID AS FOLLOWS	Number of installments	Amount of each installment	First Installment due on: Month	Day	Year	Payable thereafter monthly on the	day of each month
	60	$ 90.28	~~Dec~~ Mar	15	79	15th	

together with interest at seven (7) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s).

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of $3.00 to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said mortgagee, its heirs, and assigns the following described premises in South Carolina:

Street address	City, Town	County
Route 6 Box 178	Piedmont	Greenville

being the same premises conveyed to the mortgagor by deed of Golden Grove Properties, Inc.

dated February 15 (1974) 79 recorded in the office of the Clerk of Court-RMC of Greenville County in Book 994 Page 31 of which the description in said deed is incorporated by reference

all that piece, parcel of lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Golden Grove Circle, being known and designated as Lot No. 5 as shown on plat entitled GOLDEN GROVE ESTATES, dated September 7, 1971, prepared by R. D. Garrison, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Golden Grove Circle at the joint front corner of Lots Nos. 4 and 5 and running thence with the common line of said lots, N. 12-41 E. 210 feet to an iron pin; thence running S. 77-19 E. 120 feet to an iron pin; thence running S. 10-16 W. 190.4 feet to an iron pin on the northern side of Golden Grove Circle; thence running with the northern side of Golden Grove Circle, N. 86-12 W. 127.6 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its heirs, successors and assigns forever. And the mortgagor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said mortgagee, its heirs, successors and assigns from and against himself and his heirs and all persons whomsoever lawfully claiming or to claim the same or any part thereof. **AND** the mortgagor covenants with the mortgagee that he the mortgagor will pay the debt in the manner herein provided, keep the buildings insured against loss or damage by fire for the benefit of the mortgagee in an amount not less than the unpaid balance of the debt, effective and payable all covenants, [illegible] and interest as they [illegible] mortgagee and may procure the insurance [illegible] pay the same and the mortgagor shall repay to the mortgagee the amount so paid together with interest at [illegible] per annum, said amounts to be added to the indebtedness secured by this mortgage. Building shall not be removed or demolished without the consent of the mortgagee, the mortgagee [illegible] the payment of [illegible] the event of default hereunder the mortgagor [illegible] pay, then the entire unpaid balance shall [illegible] mortgagee [illegible] sale of the premises [illegible] mortgagee [illegible] mortgagee [illegible] mortgagee [illegible] mortgagee [illegible]

[illegible]

[illegible]

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