

FILED GREENVILLE CO. S. C. MAR 27 3 39 PM '79
 DONNIE S. TANKERSLEY R.M.C.

FILED GREENVILLE CO. S. C. JUN 26 2 27 PM '79
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MORTGAGE

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THIS MORTGAGE is made this --27th-- day of MARCH, 1979, between the Mortgagor, GEORGE O'SHIELDS BUILDERS, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of FIFTY-SIX THOUSAND EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 27, 1979, (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, 2010.

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 in the State and county aforesaid, in the City of Mauldin, shown and designated as Lot #65 on plat of KNOLLWOOD HEIGHTS, recorded in the RMC Office for Greenville County in plat book 4R at page 92, and a more recent plat of Property of George O'Shields Builders, Inc., prepared by Freeland & Associates, dated March 27, 1979, recorded in Plat Book 7-B at page 92, and having according to the more recent plat, the following metes and bounds. to-wit:

BEGINNING an iron pin on the southern side of Brockman Drive, joint front corner of Lots no. 66 and 65 and running thence S. 6-48-32 W., 179.11 feet to an iron pin; thence along the rear line of Lot no. 65, N. 82-03-00 W., 120.57 feet to an iron pin; thence turning and running along the common line of lots 65 and 64, N. 7-57-00 E. 179.0 feet to an iron pin on Brockman Drive; thence along said Drive, S. 82-03-00 E., 103.40 feet to an iron pin; thence still with said Brockman Drive, S. 82-21-58 E., 134.80 feet to an iron pin, being the point of beginning.

This is the identical property conveyed to the grantor by deed of Carolina Land Co., Inc., to be recorded of even date herewith.



which has the address of Lot 65, Brockman Drive, Mauldin, S.C. 29662, (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.

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