

FILED  
GREENVILLE CO. S. C.

MORTGAGE

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Vol 1411 Page 411

DONALD S. TANKERSLEY  
THIS MORTGAGE is made this 21st day of June 1979, between the Mortgagor, Cecil E. O'Shields (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 500 E. Washington Street, Greenville, SC (herein "Lender").

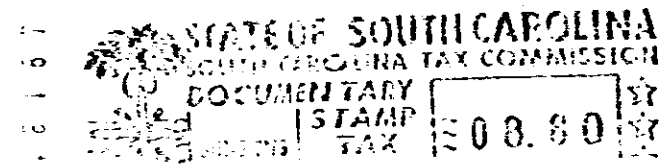
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999.

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Southeastern side of Kingswood Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 27 as shown on a plat of Shamrock Acres, prepared by Clifford C. Jones, R.L.S., dated September, 1961, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY at page 43, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Kingswood Drive at the joint front corner of Lots Nos. 26 and 27, and running thence with the line of Lot No. 26, S. 55-00 E., 191.5 feet to an iron pin in the line of Lot No. 42; thence with the line of Lot No. 42, N. 57-16 E., 68 feet to an iron pin; thence with the rear lines of Lots Nos. 35 and 34, N. 16-34 W., 35.3 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; thence with the line of Lot No. 28, N. 55-00 W., 190 feet to an iron pin on the Southeastern side of Kingswood Drive; thence with the Southeastern side of Kingswood Drive, S. 35-00 W., 85 feet to the point of beginning.

For deed into mortgagor, see deed from Dempsey Construction Company, Inc., formerly Dempsey Window Company, Inc., dated September 18, 1962 and recorded in Deed Book 707, Page 80.



which has the address of 203 Kingswood Drive Greenville, S. C. 29611 (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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