

GREENVILLE CO. S. C.  
JUL 11 3 06 AM '79  
DONNIE S. TANKERSLEY  
R.H.C.

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# MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1979, between the Mortgagor, Royal G. Shannonhouse, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

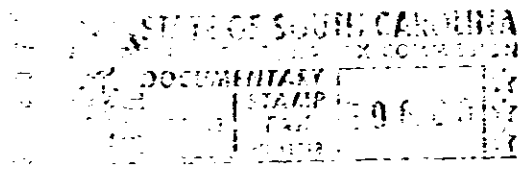
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and No/100ths (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1989

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, with the buildings and improvements thereon, situate, lying and being at the northwest corner of the intersection of Crescent Avenue and Pine Forest Drive in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lots Nos. 20, 21, 22 and the eastern one-half of Lot 23, Block C, on Plat of Forest Hills, made by T. C. Adams, Engineer, dated September 23, 1936, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D at Page 206, and having according to a more recent survey made by J. C. Hill, Surveyor, August 9, 1949, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest corner of the intersection of Crescent Avenue and Pine Forest Drive and running thence along the west side of Pine Forest Drive N. 26-00 W. 150 feet to an iron pin; thence S. 68-15 W. 151.3 feet to an iron pin in the corner of the rear line of Lot 23; thence through the center of Lot 23, S. 23-15 E. 164.3 feet to an iron pin on the north side of Crescent Avenue in the center of the front line of Lot 23; thence along the north side of Crescent Avenue N. 64-00 E. 157.5 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of Jeanne Y. Martin recorded December 22, 1978 in the RMC Office for Greenville County in Deed Book 1094, Page 265.



which has the address of 805 Crescent Avenue, Greenville, S. C. 29605, (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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