

FILED
GREENVILLE CO. S. C.
JUL 18 4 58 PM '79
DONNIE TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16th day of July, 1979, between the Mortgagor, Karen E. Shuman

, (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 Thirty Nine Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 16, 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, 2009.....;

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 lying, situate and being in the County of Greenville, State of South Carolina on the northern side of North Way Drive being known and designated as Lot No. 144 as shown on a plat of Orchard Acres, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 143 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Way Drive at the joint front corner of Lots No. 59 and 144 and running thence with the joint line of Lots 59 and 60 N. 1-13 W. 156.2 feet to an iron pin at the joint corner of Lots 144 and 219; thence along the joint line of Lots 219 and 144 N. 86-39 E. 90.1 feet to an iron pin at the joint rear corner of Lots 144 and 145; thence along the joint line of Lots 145 and 144 S. 1-13 E. 154.4 feet to an iron pin on the northern side of North Way Drive at the joint front corner of Lots 144 and 145; thence along the northern side of North Way Drive S. 85-47 W. 90.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Frank R. Prince and Gertrude A. Prince of even date and to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
TAX \$ 15 00

which has the address of 1 North Way Drive, Taylor
South Carolina (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.

COPIES OF THIS DOCUMENT ARE ON FILE IN THE OFFICE OF THE CLERK OF COURT, GREENVILLE COUNTY, SOUTH CAROLINA.

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