

FEB 13 2 30 PM '80

MORTGAGE

DORRIS TAYLORSLEY

THIS MORTGAGE is made this 15th day of February 1980, between the Mortgager, Douglas A. Shockley and Martha C. Shockley (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Three Thousand Two Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1987;

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 located in the County of Greenville, State of South Carolina, lying and being on the East side of Buckingham Road and designated as Lot No. 243, Section B of Gower Estates, according to a plat recorded in the RMC Office for Greenville County in Plat Book XX at Pages 36 and 37 and having, according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin of the East side of Buckingham Road with the joint front corner of lots 243 and 244 and running thence with the line of Lot 244 S. 76-41 E. 175 ft.; thence N. 13-19 E. 100 ft. to the rear corner of Lot 242, thence with Lot 242 N 76-41 W. 175 ft. to Buckingham Road; thence with the East side of Buckingham Road S. 13-19 W. 100 ft. to the point of beginning.

Being the same property conveyed to the Grantor herein by Deed of Bryant T. Aldridge and Jean P. Aldridge, said Deed being dated October 26, 1966 and recorded in the RMC Office for Greenville County in Deed Book 808 at Page 311.



which has the address of 107 Buckingham Road Greenville South Carolina 29607 (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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