

RECORDED
APR 17 11 AM '80
R.M.C. WILKINSON
GREENVILLE, S.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of April, 19 80, between the Mortgagor, John C. Vanhee, (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 Forty-four Thousand, Six Hundred, Seventy-one and 31/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 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 May 1, 2006;

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 buildings and improvements thereon, situate, lying and being on the northern side of Shinleaf Drive in Greenville County, South Carolina, being known and designated as Lot No. 23 on a plat entitled DOVE TREE made by Piedmont Engineers and Architects, dated September 18, 1972, revised March 29, 1973, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 4-X at pages 21, 22, and 23 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Shinleaf Drive at the joint front corner of Lots Nos. 22 and 23 and running thence along the common line of said lots, N. 66-18 E., 158.18 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence along the common line of said Lots, N. 58-06 W., 178.3 feet to an iron pin on Shinleaf Court; thence with the curve of the eastern side of Shinleaf Court, the chords of which are S. 54-51 W., 30 feet to an iron pin; S. 88-47 W., 30 feet to an iron pin; thence continuing with the easterly side of Shinleaf Court, S. 46-30 W., 55 feet to an iron pin at the intersection of Shinleaf Court and Shinleaf Drive; thence with the curve of said intersection the chord of which is S. 5-55 E., 30.5 feet to an iron pin on the northern side of Shinleaf Drive, S. 58-21 E., 62.5 feet to an pin and S. 48-59 E., 59.4 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Archibald W. Black and Carole G. Black to be recorded herewith.

which has the address of 101 Shinleaf Drive, Greenville, 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.

0936

4328 RV-2