

Mortgagee's Address: PO Bx 937 Gv1 SC 29602 GREENVILLE S.C.

BOOK 1503 PAGE 717

MORTGAGE

GREENVILLE S.C.

THIS MORTGAGE is made this 22nd day of May 1980, between the Mortgagor, JERRY D. SHIVE and MARSHA C. SHIVE (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 SEVENTY-THREE THOUSAND TWO HUNDRED AND NO/100 (\$73,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 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 June 1, 2010.

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 lot of land situate on the northwestern side of Hackney Road being shown as the major portion of Lot No. 51 on a plat of River Downs Subdivision, recorded in Plat Book 4-R at pages 75 and 76 and also being shown on a plat of the Property of Jerry D. Shive dated May 15, 1980, prepared by Gould and Associates, recorded in Plat Book 88 at page 10 in the RMC Office for Greenville County and having according to said latter plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hackney Road at the joint front corner of Lot 51 and Lot 52 and running thence with Lot 52 N 36-55 W 160 feet to an iron pin at the joint rear corner of Lot 51 and Lot 52; thence N 45-14 E 148.27 feet to an iron pin; thence with a new line through Lot 51 S 47-52 E 170.3 feet to an iron pin on Hackney Road; thence with said road S 43-30 W 35 feet to an iron pin; thence still with said road S 49-00 W 100 feet to an iron pin; thence still with said road S 53-00 W 45 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Dorothy W. Hammett, to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS, GREENVILLE COUNTY, SOUTH CAROLINA, DOCUMENTARY STAMP, MAY 22 1980

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which has the address of (Lot 51) 103 Hackney Road, Greer, SC 29651 (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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