

Mortgage's mailing address: 301 College Street, Greenville, S. C. 29601

RECORDED
S. C.
MAY 14 '80
SHIRLEY

BOOK 1504 PAGE 562

MORTGAGE

THIS MORTGAGE is made this 3rd day of June, 1980, between the Mortgagor, Ronald J. Shirley and Glenda S. Shirley, (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 Fifty Six Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 July 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 12 on plat of Property of Real Estate Investment, Inc., made by C. O. Riddle, Engineers, August, 1967, which plat is of record in the RMC Office for Greenville County in Plat Book PPP, at Page 149, describing Oakleaf Subdivision and having such metes and bounds as are shown thereon.

This being the same property conveyed to the mortgagors herein by deed of Loyall H. Smith dated November 29, 1974 and recorded in the R.M.C. Office for Greenville County on December 2, 1974 in Deed Book 1011, at Page 190.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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which has the address of Buckhorn Road Greenville, (City)
South Carolina 29609 (herein "Property Address");
(State and Zip Code)

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.

RECORDED
MAY 14 1980
SHIRLEY

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