

Box 1268
Greenville, SC 29602

BOOK 1509 PAGE 270

20 S. C.
JUL 22 AM '80 **MORTGAGE**

THIS MORTGAGE is made this 30th day of July,
19 80, between the Mortgagor, Shelley-Chapman Construction, Inc.
(herein "Borrower"), and the Mortgagee,
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing
under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand Six
Hundred & No/100 (\$43,600.00) Dollars, which indebtedness is evidenced by Borrower's note
dated July 30, 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 January 1, 1982.

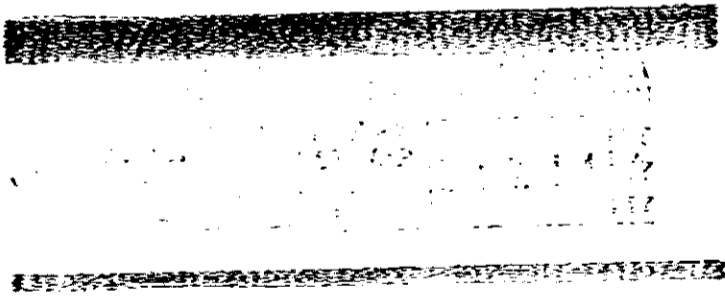
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To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance 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 in Greenville County,
State of South Carolina, in the Town of Simpsonville being known and
designated as Lot #6 on plat of Subdivision known as WOODCLIFF and
having, according to a recent survey of Lot #6, prepared by J. L.
Montgomery, III dated July 17, 1980, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the northwesterly side of Woodcliff Court
at the joint front corner of Lot Nos. 5 and 6 and running thence with
the joint line of said lots N. 26-38 W. 150.0 feet to an old iron pin;
thence N 63-22 E. 100 feet to an old iron pin at the joint rear corner
of lots 6 and 7; thence with the joint line of said lots S 26-38 E
150.0 feet to an iron pin on the northwesterly side of Woodcliff Court;
thence with the northwesterly side of Woodcliff Court S. 63-22 W. 100
feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed
of Revonda C. Shelley, et al to be recorded herewith.



which has the address of Woodcliff Court, Simpsonville
[Street] [City]
S. C. 29681 (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 improve-
ments 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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