

GRAND FILED  
SOUTH CAROLINA  
OCT 2 4 52 PM '80  
R.M.C. HARRISLEY

1518-845

# MORTGAGE

THIS MORTGAGE is made this 26th day of September, 1980, between the Mortgagor, Karen E. Shuman, (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 Seven Thousand and No/100 (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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 October 1, 1987;

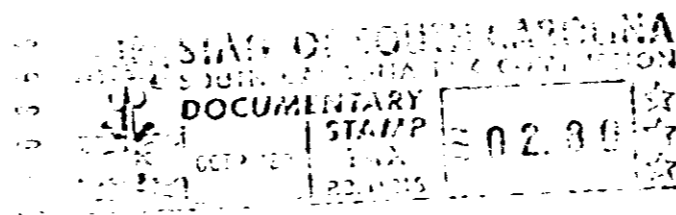
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lying, situate and being in the County of Greenville, State of South Carolina on the northern side of Northway Drive being known and designated as Lot No. 144 as shown on plat of Orchard Acres, Section 3, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 143 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northern side of Northway Drive at the joint front corner of Lots No. 59 and 144 and running thence with the joint line of Lots 59 and 60 M. 1-13 W. 156.2 feet to an iron pin at the joint corner of Lots 144 and 219; thence along the joint line of Lots 219 and 144 N. 86-39 E. 90.1 feet to an iron pin at the joint rear corner of Lots 144 and 145; thence along the joint line of Lots 145 and 144 S. 1-13 E. 154.4 feet to an iron pin on the northern side of Northway Drive at the joint front corner of Lots 144 and 145; thence along the northern side of Northway Drive S. 85-47 W. 90.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Frank R. Prince and Gertrude A. Prince dated July 16, 1979 and being recorded in Deed Book 1106 at Page 791.

This is a second mortgage and is junior in lien to that mortgage executed by Karen E. Shuman to First Federal Savings and Loan Association of Greenville, S. C., which mortgage is recorded in Greenville County, Book 1473 Page 624, dated July 16, 1979.



which has the address of 1 Northway Drive Taylors,  
(Street) (City)  
South Carolina, 29687 (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.

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