

Post Office Box 969
Greer, South Carolina 29651

FILED
S. C.

DEC 23 1980
MORTGAGE

BOOK 1528 PAGE 311

THIS MORTGAGE is made this 23rd day of December, 1980, between the Mortgagor, LARRY G. SHAW BUILDER, INC. (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 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 December 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 situate, lying and being on the Eastern side of Von Hollen Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as a portion of Lot No. 5 of a Subdivision of The Perry Property, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book K at Page 144, and also shown as Property of Larry G. Shaw Builder, Inc. on a plat prepared by Jones Engineering Service October, 1980, and, according to said latter plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Von Hollen Drive, which iron pin is 303 feet Northwest of the intersection of Von Hollen Drive and McMakin Drive, and running thence N. 50-50 E. 100 feet to an iron pin; running thence along a new line through Lot No. 5 N. 39-10 W. 100 feet; running thence S. 50-50 W. 100 feet to an iron pin on the Eastern side of Von Hollen Drive; running thence along the Eastern side of said Drive S. 39-10 E. 100 feet to an iron pin, point of beginning.

This is a portion of the property conveyed to the Mortgagor herein by Elaine J. Ramsey by Deed dated October 25, 1972, recorded October 26, 1972, in Deed Book 959 at Page 7.

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which has the address of 206 Von Hollen Drive, Greenville,
(Street) (City)
S.C. 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 seized 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.

SOUTH CAROLINA—11-4 Family—6-75—FNMA/TH/VC UNIFORM INSTRUMENT

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