

GREER, FILED  
CO. S. C.  
FEB 20 2 10 PM '81  
DONNIE STANFERSLEY  
R.M.C.

BOOK 1533 PAGE 159

## MORTGAGE

THIS MORTGAGE is made this 20th day of February, 1981, between the Mortgagor, Dale C. Shivers and Wanda S. Shivers (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 Ten thousand and 00/100---- (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1989.

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, situate, lying and being on South Carolina Highway No. 23-563, being shown and designated as Lot 8 on a plat prepared by Carolina Surveying Co. for W. F. Shivers, 25 March 1976, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of S. C. Highway 23-563 at the joint front corner of Lots 8 and 9, and running thence along the common line of said lots S. 37-08 E. 265.3 feet to an iron pin; thence along the line of Lot 10, S. 12-23 W. 268.9 feet to an iron pin; thence along the line of Lot 7, N. 70-50 W. 177.0 feet to an iron pin in the center of S. C. Highway No. 23-563; thence along the center of S. C. Highway 23-563 N. 10-03 W. 220 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of W. F. Shivers, Sr. recorded in the RMC Office for Greenville County in Deed Book 1052 at page 495 on March 11, 1977.

This is a second mortgage, junior in lien to that certain mortgage given by Dale C. Shivers and Wanda S. Shivers to Greer Federal Savings and Loan Association on March 3, 1977 and being recorded in the RMC Office for Greenville County on March 11, 1977 in Mortgage Book 1391 at page 362.

which has the address of Route 5, Little Texas Road Travelers Rest  
(Street) (City)  
South Carolina 29690 (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.

10159

4328 RV-2