

301 College Street  
Greenville, SC 29602

FILED  
GREENVILLE, S. C.

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**MORTGAGE**

BOOK 1533 PAGE 737

THIS MORTGAGE is made this 27th day of February,  
1981, between the Mortgagor, William Hyland Shropshire and Kathryn E. Shropshire,  
(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 Seventy Thousand and No/100  
\_\_\_\_\_ Dollars, which indebtedness is evidenced by Borrower's  
note dated February 27, 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 March 1, 2011...;

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 with all improvements thereon or hereafter  
constructed thereon, situate, lying and being in the State of South Carolina, County  
of Greenville, being known and designated as Lot 11 of a subdivision known as Fox  
Ridge at Pebble Creek, Phase I, plat of which is recorded in the RMC Office for  
Greenville County in Plat Book 7-C at Page 67, and having, according to said plat,  
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kindlin Way, joint front corner of Lots  
11 and 12 and running thence along the common line of said Lots, S. 81-51 W. 145.0  
feet to an iron pin; thence turning and running N. 08-09 W. 19.96 feet to an iron  
pin; thence N. 07-41 W. 51.22 feet to an iron pin, joint rear corner of Lots 10 and  
11; thence turning and running along the common line of said Lots, N. 82-19 E. 145.0  
feet to an iron pin on Kindlin Way; thence turning and running along said western  
side of Kindlin Way, S. 07-41 E. 51.22 feet to an iron pin; thence continuing along  
Kindlin Way, S. 08-09 E. 18.78 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Smith &  
Steele Builders, of even date, to be recorded herewith.

The within Renegotiable Rate Mortgage is modified by the terms and conditions of the  
attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part  
of this mortgage instrument.

which has the address of 30 Kindlin Way, Taylors, South Carolina 29687,  
(Street) (City)  
(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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