

REC'D S.C.  
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SONNERSLEY

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# MORTGAGE

THIS MORTGAGE is made this 20th day of March, 1981, between the Mortgagor, George O'Shields Builders, Inc., (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 Sixty-nine thousand five hundred and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated March 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, 2012.

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 in Greenville County, South Carolina on the Southwestern edge of Gail Drive, and being known and designated as Lot 38 on a plat of Section Five, Knollwood Heights, recorded in the RMC Office for Greenville County in Plat Book 4R at pages 91-92; and by a more recent plat of "Property of George O'Shields Builders, Inc.," prepared by Freeland and Associates on March 19, 1981; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Gail Drive and running thence along the common line of Lots 39 and 38 S. 07-57-00 W. 200.0 feet to an iron pin at the rear of the lot; thence turning and running along the rear N. 82-03-00 W. 100.0 feet to an iron pin; thence turning and running along the common line of Lots 38 and 37 N. 07-57-00 E. 200.0 feet to an iron pin on Gail Drive; thence turning and running along said Drive S. 82-03-00 E. 100.0 feet to an iron pin, being the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Wilkins Norwood and Aimee S. Norwood, to be recorded of even date herewith.

which has the address of 121 Gail Drive Mauldin, South Carolina 29662 (herein "Property Address");  
(Street) (City) (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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