

GRAND FILED
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MORTGAGE

THIS MORTGAGE was made this 9TH day of APRIL, 1981, between the Mortgagor, SUNBELT PROPERTIES, 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").

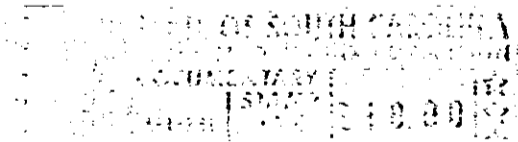
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FIVE THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1995;

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 in the Town of Mauldin, County of Greenville, State of South Carolina, and being shown and designated as Lot no. 16 at the northeastern corner of the intersection of Shadecrest Drive and Candlewood Court on a plat of Hillsborough, Section I, by Jones Engineering Service, recorded in the RMC Office of Greenville County in Plat Book WW, page 56, and also being shown on a more recent plat of Property of Sunbelt Properties, Inc., dated April 9, 1981, prepared by Freeland & Associates, recorded in Plat Book 8-M at page 75, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Shadecrest Drive, joint front corner of lots 17 and 16 and running thence with that joint line, S. 35-00 W., 140.0 feet to an iron pin; thence turning and running along the joint line of lots 16 and 15, S. 57-08 W., 130.6 feet to an iron pin on Candlewood Court; thence with said Candlewood Court, N. 35-00 W., 110.0 feet to an iron pin at the intersection of Shadecrest Drive and Candlewood Court; thence with said intersection, the chord of which is N. 10-00 E., 35.3 feet to an iron pin on the southwestern side of Shadecrest Drive; thence with said Drive, N. 55-00 E., 105.3 feet to an iron pin, being the point and place of beginning.

This is the same property conveyed to the mortgagor by deed of George O'Shields Builders, Inc., recorded in Deed Book 1125 at page 170 in the RMC Office of Greenville County on May 5, 1980.



which has the address of 124 Shadecrest Drive, Mauldin, South Carolina,
(Street) (City)
29662 (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.

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