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MORTGAGE

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THIS MORTGAGE is made this 8th day of May between the Mortgagor, James R. Shealy and Sharon B. Shealy (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand nine hundred and 80/100 ***** Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 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 June 1, 1986;

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 buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, in School District 6 E. being known and designated as Lot No. 9 of the property of Nona H. Squires, according to plat of the same prepared by Piedmont Engineering Service in January 1948 and having the following metes and bounds, to wit:

Beginning at a pin at the Southwest intersection of Texas Avenue and Peachtree Street and running thence along Peachtree Street, South 71-00 West 200 feet to the Northeast corner of Lot No. 28; thence along the line of that lot, South 22-10 East 65.5 feet to the common corner of Lots 8, 9, 28, and 29; thence along the line of Lot No. 8, North 71-00 East 200 feet to the West side of Texas Avenue; thence along the West side of Texas Avenue, North 22-10 West 65.5 feet to the beginning corner.

Being the same property conveyed to the Grantor herein by deed of Smiley Campbell on May 24, 1948 and recorded in the RMC Office for Greenville County in Deed Book 348, at Page 48.

This lot is shown on the County Block Book as a part of Lot 2, Block 9, Sheet 228.

This is the same property conveyed by Deed of Garland H. Bridges unto James R. Shealy and Sharon B. Shealy, dated February 9, 1962 recorded February 22, 1962, in the RMC Office for Greenville County, volume 693 page 31.

which has the address of 200 S. Texas Ave., Greenville, SC 29611 (herein "Property Address");

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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