

**MORTGAGE**

MAY 22 PM '81

THIS MORTGAGE is made this 28th day of May 1981, between the Mortgagor, ARTHUR T. SHANKLE AND MARJORIE A. SHANKLE (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY NINE THOUSAND SIX HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28th, 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, 2011.

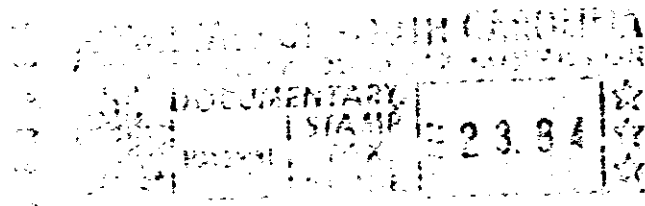
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20 of RUSTIC ESTATES, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Muscadine Drive at joint front corner of Lots 19 and 20 and following the curve of Muscadine Drive, the chord of which are S. 48-42 W. 30 feet, S. 13-32 W. 29.97 feet, S. 24.15 E. 35.0 feet; thence leaving Muscadine Drive and running S. 56-04 W. 68.8 feet to a point; thence N. 42-49 W. 120 feet to a point; thence N. 36-37 E. 145.0 feet to a point; thence S. 38-19 E. 108.57 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed of Stephen D. Blancq and Michelle B. Blancq, dated November 11, 1979, and recorded November 13, 1979, in the R.M.C. Office for Greenville County in Deed Book 1115 at Page 404.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and right-of-way, if any, affecting the above described property.



which has the address of 112 Muscadine Drive, Mauldin, South Carolina 29662 (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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