

FILED
GREENVILLE S.C.
MAY 20 4 52 PM '81
JOHN W. SHERLESLEY
H.C.

MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1981, between the Mortgagor, Susan P. Sherlin, (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 Twenty-Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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, 2001.....;

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, Paris Mountain Township, on the western side of White Horse Road and being a portion of Lot No. 1 of the E. E. Ware Property as shown on plat of the Property of E. E. Ware, Jr., prepared by J. Coke Smith and Son, dated March 30, 1955, and recorded in the RMC Office for Greenville County in Plat Book LL at Page 171 and also being shown on a more recent plat entitled "Property of Susan P. Sherlin", prepared by Carolina Surveying Company, dated May 26, 1981, and recorded in the RMC Office for Greenville County in Plat Book 8R at Page 16, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to James M. Sherlin and Susan P. Sherlin by deed from Juanita F. Sherlin recorded in the RMC Office for Greenville County in Deed Book 1086 at Page 200 on August 28, 1978. James M. Sherlin conveyed his one-half interest in above property to Susan P. Sherlin by deed dated May 25, 1981 and recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Drawer 408, Greenville, S. C. 29602.

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which has the address of 6413 White Horse Road, Greenville, South Carolina (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 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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