

S. C.
1981
SLEY

MORTGAGE

1547 PAGE 180

THIS MORTGAGE is made this 17 day of JULY 1981, between the Mortgagor, SCOTT R. SHAFFER and DENISE L. SHAFFER (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

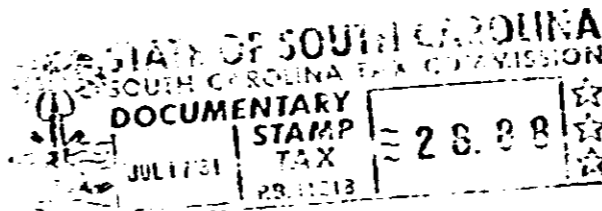
WHEREAS Borrower is indebted to Lender in the principal sum of SEVENTY TWO THOUSAND TWO HUNDRED (\$72,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 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, South Carolina, in Plat Book 4-R at pages 91 & 92, and having according to said plat, the following metes and bounds:

Beginning at a point on the southwestern edge of Gail Drive at the joint front corner of Lots 38 & 39, and running thence along a line of lot 39, S. 07-57-00 W. 200 feet to a point; thence along a line of Tract B, N. 82-03-00 W. 100 feet to a point; thence along a line of Lot 37, N. 07-57-00 E. 200 feet to a point; thence along the southwestern edge of Gail Drive, S. 82-03-00 E. 100 feet to the beginning corner.

This is the same lot conveyed to mortgagors by George O'Shields Builders, Inc. by deed of even date herewith to be recorded.



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which has the address of 121 Gail Drive, Mauldin, SC 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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