

GREENVILLE, S. C.
DEC 7 2 50 PM '81
JOHN H. WYERSLEY
S. C.

BOOK 1559 PAGE 202

MORTGAGE

THIS MORTGAGE is made this 4th day of December, 1981, between the Mortgagor, George O'Shields Builders, 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 Sixty-three thousand seven hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 4, 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 December 4, 1982.

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 the State of South Carolina, County of Greenville, known and designated as Lot 33 on Plat of Knollwood Heights, Section 5, recorded in the RMC Office for Greenville County in Plat Book 4R at page 33, and by a more recent plat entitled "Property of George O'Shields Builders, Inc.," prepared by Freeland & Associates on December 3, 1981, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Anders Avenue and running thence with the common property line of Lots 34 and 33, N. 70-47-57 W. 75.00 feet to an iron pin; thence continuing N. 67-30-32 W. 113.06 feet to an iron pin; thence turning and running along Tract "A" N. 14-39-40 E. 93.62 feet to an iron pin; thence turning and running along the common property line of Lots 33 and 32, S. 75-20-20 E. 200.00 feet to an iron pin on Anders Avenue; thence running along said Anders Avenue as follows: S. 14-39-40 W. 26.93 feet to an iron pin; and S. 23-12-33 W. 89.01 feet to an iron pin, being the point of BEGINNING.

This being the identical property conveyed to the mortgagor by deed of Wilins Norwood, to be recorded of even date herewith.



which has the address of 222 Anders Avenue 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 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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