

GR... FILED
FEB 24 3 46 PM '82
DONNIE C. LANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 23rd day of February, 1982, between the Mortgagor, William C. Sheehan and Carol D. Sheehan, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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").

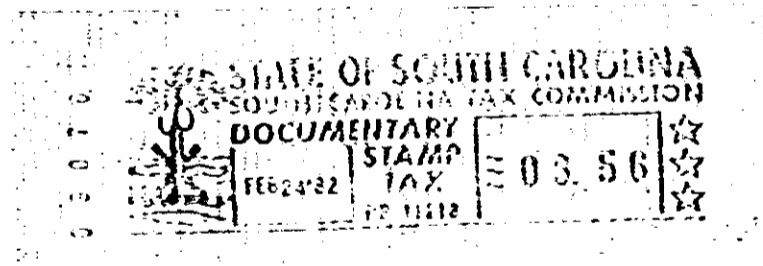
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-One Thousand Four Hundred & No/100 (\$21,400) Dollars, which indebtedness is evidenced by Borrower's note dated February 23, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1995;

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 near the City of Greenville in the County of Greenville, State of South Carolina, and known and designated as Lot No. 49 on a plat of Section II, Pelham Estates, recorded in Plat Book PPP at page 119 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of Fredericksburg Drive and Independence Drive and running thence with the western side of Independence Drive S 23-24 W 158.1 feet to an iron pin at the corner of Lot 48; thence with the line of said lot N 77-30 W 154.7 feet to an iron pin at the corner of Lot 50; thence with the line of said lot N 17-33 E 203.67 feet to an iron pin on the southwestern side of Fredericksburg Drive; thence with the southwestern side of said drive S 72-06 E 63.9 feet and S 68-30 E 84.1 feet to an iron pin at the corner of Independence Drive; thence with the curve of intersection S 22-33 E 34.8 feet to the beginning corner.

This is that property conveyed to Mortgagor by deed of Brown Mahon, Jr., and Elizabeth Johnson Mahon dated and filed concurrently herewith.



which has the address of 7 Independence Drive Greenville, South Carolina 29615 (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.

0 4 2 0

4328 RV-21