

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
RECORDS
15/AMP
0200

CU. S. C.
JAN 28 4 12 PM '83 BOOK 1593 PAGE 225
DONNIE E. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of January, 1983, between the Mortgagor, Thomas E. Shiflet & June Shiflet, (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 Five Thousand & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated Jan. 26, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1988.....;

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 in the county of Greenville, state of South Carolina, being known and designated as Lot 35 of Greenfields as shown on plat thereof recorded in the RMC Office fo Greenville County in plat book XX at page 103, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of the turn-around of Greenfield Drive, the joint front corner of Lots Nos. 35 and 36; thence with the joint line of said lots S. 52-57 E. 148 feet to an iron pin; thence N. 45-24 E 205 feet to an iron pin rear corner of Lot No. 34; thence with the line of said Lot N. 88-00 W. 246 feet to an iron pin on the east side of the turn-around of Greenfield Drive; thence with the curve of said turn-around S. 0-51 E. 32.5 feet to a point; thence continuing with the curve of said street S. 35-49 W. 32.5 feet to the beginning corner.

This is one of the lots conveyed to grantors by Wade Hampton Septic Tank Service, Inc. be deed recorded May 30, 1972 in deed vol 945 page 87 of the RMC Office for Greenville County, S.C. and is conveyed subject to restrictions as recorded in deed vol 512 page 413, and to any recorded easements or rights of way or those shown on the plat or in the ground.

See deed of H. J. Martin and Joe O. Charping dated November 30, 1972 recorded in RMC Office of Greenville County Deed Book 961 page 609 on November 30, 1972.

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This is a second mortgage and junior in lien to that mortgage executed by Thomas E. and June Shiflet to Bankers Mortgage which recorded in the RMC Office of Greenville County in Book No. 1259 at page 41 and dated 30 Nov 72.

which has the address of 113 Greenfield Dr., Greenville, S. C. 29607,
(Street) (City)
(State and Zip Code) (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.