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CLERK

# MORTGAGE

THIS MORTGAGE is made this 28th day of June, 1983, between the Mortgagor, Earl Patterson Shedd and Madelyn M. Shedd, (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").

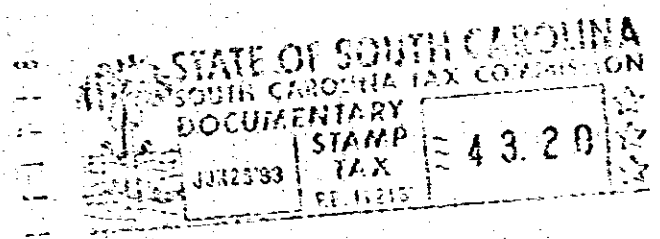
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Eight Thousand and No/100 (\$108,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013

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 lot of land situate on the eastern side of Red Oak Court in the County of Greenville, State of South Carolina being shown as Lot No. 100 on plat of Holly Tree Planation, Phase II, Section III dated August 17, 1977 prepared by Piedmont Engineers & Architects, recorded in Plat Book 6-H at page 10 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Red Oak Court at the joint front corner of Lot 100 and Lot 101 and running thence with Lot 100 N 45-33 E 177.84 feet to an iron pin at the joint rear corner of Lot 100 and Lot 101; thence S 12-53 E 25 feet to an iron pin; thence S 12-45 E 225 feet to an iron pin at the joint rear corner of Lot 99 and Lot 100; thence with Lot 99 N 66-14 W 168.16 feet to an iron pin on the eastern side of Red Oak Court; thence with said court N 10-08 E 15 feet to an iron pin; thence still with said court N 30-53 W 35 feet to an iron pin; thence still with said court N 62-38 W 14.6 feet to the point of beginning.

Being the same property conveyed to mortgagors herein by deed of Franklin Enterprises, Inc. dated May 12, 1978, recorded May 15, 1978 in Deed Book 1079 at page 136.



which has the address of Red Oak Court Simpsonville, (Street) (City)  
S. C. 29681 (herein "Property Address"); (State and Zip Code)

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.

4328-11-2