

FILED
GREENVILLE S.C.

AUG 31 12 56 PM '83

DONALD S. SHOCKLEY
R.M.C.

MORTGAGE

BOOK 1823 PAGE 595

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, David A. Arnold and Alice H. Arnold (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Two Thousand and no 100/ths (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 September 1, 2013

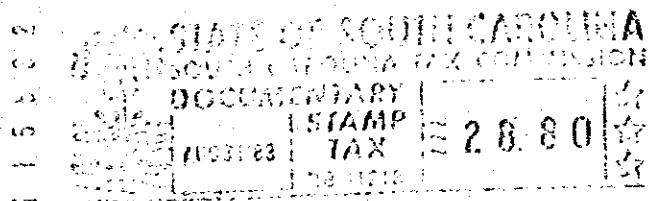
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the east side of Buckingham Road and designated as Lot No. 243, Section B, of Gower Estates, according to a plat recorded in the RMC Office for Greenville County in Plat Book XX at Pages 36 and 37 and according to a more recent plat entitled "Gower Estates, Section B, Lot 243, Property of David A. Arnold and Alice H. Arnold" dated August 29, 1983, by Freeland and Associates, having the following metes and bounds:

BEGINNING at an iron pin on the east side of Buckingham Road at a point which is 90 feet ± from Carolina Avenue being the joint front corners of Lots 242 and 243 and running thence S. 76-41 E. 175.0 feet to an iron nail; thence turning and running along the line of Lot 275 S. 13-19 W. 100.0 feet to a new "X" in stone; thence turning and running along the line of Lot 244 N. 76-41 W. 175.0 feet to an iron nail on Buckingham Road; thence turning and running along said road N. 13-19 E. 100.0 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed of Douglas A. Shockley and Martha Shockley dated August 31, 1983 and recorded in the Greenville County RMC Office in Deed Book 1195 at Page 448.

500



2 AUG 31 83 761

which has the address of 107 Buckingham Road Greenville, SC 29607 (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.

5.0001

