

Mortgagee's Address: 301 College Street, Greenville, SC 29601

FILED
GREENVILLE, S.C.
FEB 11 1984
JOHN T. WINDLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 3rd day of February, 1984, between the Mortgagor, MARCUS K. SHUMPERT AND CHARLENE G. SHUMPERT, (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 Seven Thousand Nine Hundred & no/100 (\$27,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984, (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, 2014;

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 in the State of South Carolina County of Greenville, being shown and designated as 0.47 acres on the westerly side of Old Rutherford Road on a plat entitled "Property of Marcus K. Shumpert and Charlene G. Shumpert" prepared by K.P. Gould, Inc. dated December 21, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10H at Page 63 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and bottle top in the center of Old Rutherford Road at a joint corner with property now owned by Jubilee Baptist Church and running thence along said joint line in 48.40 W. 188.25 feet to a new iron pin; thence running N. 44-27 E. 93.90 feet to a new iron pin; thence running S. 66-24 E. 68.0 feet to a new iron pin; thence running S. 46-24 E. 123.0 feet to a point lying in the Old Rutherford Road; thence running along the center of Old Rutherford Road S. 43-47 W. 110.56 feet to a nail and bottle top in the center of Old Rutherford Road, being the point of beginning.

ALSO, all rights of ingress and egress held by the Mortgagor herein by virtue of that certain easement or right-of-way reserved to the owner of the above described property across that certain driveway lying to the immediate south of the property as set forth in that certain Deed from James Roscoe Greer in favor of the Jubilee Baptist Church of even date recorded in the RMC Office for Greenville County in Deed Book 1201 at Page 361.

This being the same property conveyed to the mortgagors herein by deed of Charles B. Greer of even date and to be recorded herewith.

which has the address of Rutherford Road Taylors,
(Street) (City)
South Carolina (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.

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RECORDED
DOCUMENTARY
STAMP
FEB 11 1984
SOUTH CAROLINA
COMMISSION

400 8 1801

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74328-RV-2