

MAR 7 1 40 PM '84 MORTGAGE

DONNIE S. WALKERSLEY

THIS MORTGAGE is made this 2nd day of March, 1984, between the Mortgagor, Graham D. Shaw, and Melanee K. Shaw, (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 \$2,681.51 Two Thousand Six Hundred Eighty One and 51/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 02, 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 31, 1987.....;

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the western side of Summit Drive, being known and designated as Lot No. 7 on a plat entitled "Property of C. Douglas Wilson", prepared by Piedmont Engineering Service, dated July 14, 1951, recorded in the RMC Office for Greenville County, S. C., in Plat Book "AA", at Page 97, and having, according to a more recent survey entitled "Property of Thomas S. Huckaby and Mary W. Huckaby", prepared by H. C. Clarkson, dated April 8, 1965, recorded in the RMC Office for Greenville County, S. C., in Plat Book "NNN", at Page 15, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Summit Drive, which iron pin is 620 feet in a northerly direction from Pinehurst Drive, and running thence with the western side of Summit Drive, N. 0-24 E. 78.2 feet to an iron pin; thence N. 89-30 W. 152.6 feet to an iron pin; thence S. 1-26 W. 78.2 feet to an iron pin; thence S. 89-20 E. 154 feet to the point of BEGINNING.

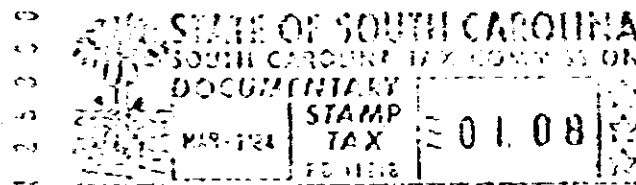
The within is the identical property heretofore conveyed to the mortgagors by deed of Carolyn P. Stovall, now by remarriage Carolyn P. Stovall Eppes, recorded 14 July 1978, RMC Office for Greenville County, S. C., in Deed Book 1083, at Page 135.

MORTGAGEE'S MAILING ADDRESS: P. O. Box 408, Greenville, South Carolina 29602.

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which has the address of 615 Summit Drive Greenville, South Carolina 29609 (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.

