

GREENVILLE S.C.
MAY 23 1984
R.M.C. LESLIE

MORTGAGE

THIS MORTGAGE is made this 23rd day of May, 1984, between the Mortgagor, DARVIN SHOEMAKER DBA SHOEMAKER CONSTRUCTION, (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").

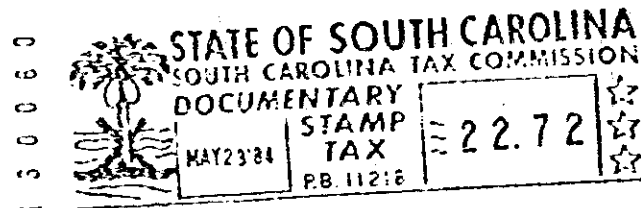
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY SIX THOUSAND EIGHT HUNDRED AND NO/100-----(\$56,800.00)--- Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 23, 1985.....;

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 County of Greenville, State of South Carolina, being shown and designated as Lot 192, as shown on REVISED PLAT OF HERITAGE LAKES SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book 8-P, at Page 43 and also as shown on a more recent survey prepared by Arbor Engineering, dated April 10, 1984, revised May 7, 1984, entitled, "PROPERTY SURVEY FOR DARVIN SHOEMAKER DBA SHOEMAKER CONSTRUCTION", and having, according to the more recent survey the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northeastern corner of joint front corner of Lots 192 and 193 thence running along Harlequin Court N 46-23 E 46.98 feet to an old iron pin; thence along said Harlequin Court N 53-53 E 29.92 feet to an old iron pin; thence N 59-49 E 33.0 feet to an old iron pin; thence turning and running along the common line of Lots 191 and 192 S 27-08 E 154.75 feet to an old iron pin; thence turning and running S 46-14 W 64.81 feet to an old iron pin; thence turning and running along the common line of Lots 193 and 192 N 43-37 W 160.11 feet to the POINT OF BEGINNING.

This being the same property conveyed to Mortgagor herein by deed of W.N. Leslie, Inc. to be recorded of even date herewith.



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which has the address of Lot 192 Harlequin Court Simpsonville, S.C. 29681 (herein "Property Address");
(Street) (City) (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 seized 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.