

GREENVILLE S.C.
MAY 21 4 25 PM '84
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of May, 1984, between the Mortgagor, JAMES M. SHOEMAKER, JR., (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 Thirty-five thousand six hundred fourteen and 28/100 (\$35,614.28) Dollars, which indebtedness is evidenced by Borrower's note dated May 24, 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 30, 1999;

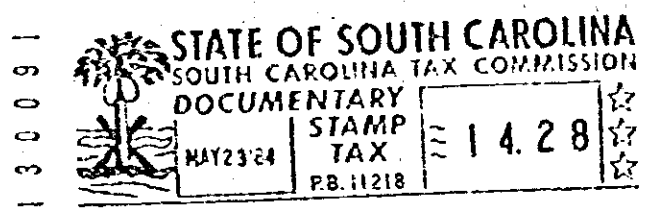
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, located on the northern side of Conifer Falls Road being known and designated as Lot 211 of a subdivision known as Cliff Ridge Colony, Phase II as shown on plat thereof, prepared by Arbor Engineering, Inc. dated March 14, 1984, being recorded in the RMC Office for Greenville County in Plat Book 10-M at Page 11 and having such metes and bounds as appears thereon.

This property is the same conveyed to James M. Shoemaker, Jr. by deed of College Properties, Inc. of even date, now being recorded in the RMC Office for Greenville County, South Carolina.

This property is subject to Declaration of Covenants being recorded in the RMC Office for Greenville County in Deed Book 1184 at Page 38, as amended in Deed Book 1213 at Page 232.

This is a purchase money mortgage.



which has the address of Lot 211 Conifer Falls Road, Greenville County, South Carolina (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.

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