

MORTGAGE

THIS MORTGAGE is made this 30 day of May 1984 between the Mortgagor, Michael O. Schellhase and Cheryl K. Schellhase (herein "Borrower"), and the Mortgagee, Bankers Mortgage Corporation, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Drawer F-20 Florence, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 30, 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 June, 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:

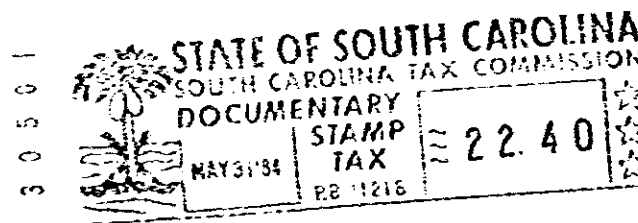
All that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the southerly side of Harness Trail, being shown and designated as Lot No 11, Heritage Lakes, on plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6 H at Page 16, and having, according to said plat, and a more recent plat of Carolina Surveying Company as recorded this date in Plat Book 10R at page 34, the following metes and bounds to wit:

BEGINNING at an iron pin on the southerly side of Harness Trail, joint front corner of Lots No 10 and 11 and running thence with the joint lines of said lots S. 27-55-56 E. 185.52 feet to an iron pin; running thence S. 73-32-12 W/ 178 feet to an iron pin, joint rear corner of Lots No 11 and 12; thence with the joint lines of said lots, N. 8-22-20 W. 180.19 feet to an iron pin on the southerly side of Harness Trail; thence with the curve of Harness Trail N. 71-50-52 E. 115.80 feet to the point of Beginning.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on recorded plats, or on the premises.

This is the same property conveyed unto the mortgagor by deed of John Richard McBride and Patricia Hester McBride dated June 19, 1981 as recorded in the RMC Office for Greenville County in Mortgage Book 1150 at page 419.

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which has the address of 303 Harness Trail Simpsonville South Carolina 29681 (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.