

FILED
GREENVILLE CO. S.C.
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Oct 11 12 44 PM '79
DORRIS J. TANKERSLEY
R.M.C.

BOOK 70 PAGE 069
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MORTGAGE

THIS MORTGAGE is made this -- 10th -- day of OCTOBER, 1979, between the Mortgagor, GEORGE O' SHIELDS BUILDERS, INC. (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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-TWO THOUSAND EIGHT HUNDRED AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on SEPTEMBER 1, 2010;

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 Lot no. 63 on plat of Enollwood Heights, Map 2, Section 5, recorded in the RMC Office for Greenville County in Plat Book 4R at page 92 and a more recent plat of Property of George O'Shields Builders, Inc. dated October 10, 1979 prepared by Freeland & Associates, and having. This is the identical property conveyed to the mortgagor by deed of Carolina Land Co., Inc. to be recorded of even date herewith.

WITNESSED AND CONTROLLED
First Federal Savings and Loan Association
of Greenville, S.C.

32570

Witness
[Signature]
1979

which has the address of lot 63, Brockman Drive, Mauldin, S.C.

29662 (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 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.

SOUTH CAROLINA — 1964 Family — 6-75 UNIFORM INSTRUMENT (with amendments adding June 24)

4328 RV.2