

GR... FILED
MAR 23 1 52 PM '82
CO. S. C.
STANLEY

MORTGAGE

THIS MORTGAGE is made this 25 day of March 1982, between the Mortgagor, Larry G. Shaw Builder, Inc. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2012.

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 43 on plat of Property of Rosedale Subdivision recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 112 and 113, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Rosemary Lane, at the joint front corner of Lots Nos. 42 and 43, and running thence with the line of Lot No. 42 N. 16-08 E. 150 feet to an iron pin; thence N. 73-52 W. 108 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 43; thence with the line of Lot No. 44 S. 16-08 W. 150 feet to an iron pin on Rosemary Lane; thence with said Lane S. 73-52 E. 108 feet to the beginning corner.

This is the identical property conveyed to the Mortgagor herein by Deed of Janet S. Stanley, said Deed to be recorded simultaneously herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
MAR 23 1982
16.00

GO TO
2 MR 25 92 1235
3 MR 26 02 042

which has the address of 105 Rosemary Lane Greenville, South Carolina 29615 (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.

0502

4328 RV-2