

FILED
GREENVILLE S.C.
DEC 5 2 05 PM '84
DORRIS S. LANKERSLEY
MORTGAGE

VOL 1692 PAGE 896

THIS MORTGAGE was made this 5th day of December, 1984, between the Mortgagor, Bobby J. Shelnut and Joanne Shelnut (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 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 January 1, 1995

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:

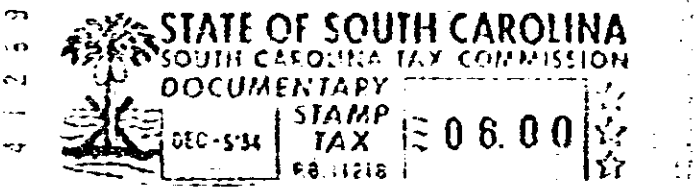
ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Travelers Rest, being shown as 2.0 acres on plat entitled "Property of Woodrow W. Waldrop, and Dora M. Waldrop, prepared by W. R. Williams, Jr., Surveyor, recorded in the RMC Office for Greenville County at Plat Book 8-H, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Westridge Road; thence S. 87-53 W. 266.8 feet to an iron pin; thence N. 2-07 W. 330 feet to an iron pin on the southern side of Westridge Court; thence N. 87-53 E. 241.8 feet to an iron pin; thence S. 47-07 E. 35.4 feet to an iron pin; thence S. 2-07 E. 305 feet to an iron pin being the point of beginning.

THIS IS the same property conveyed to the Mortgagors herein by deed of Thomas Eugene Weathers, et al., recorded in the RMC Office for Greenville County in Deed Book 1220, Page 508, on August 29, 1984.

RESTRICTIONS:

1. Dwelling must be set back a minimum of 35 feet from edge of street. (This amounts to 60 feet from centerline of street.)
2. Only one single family residence allowed on this tract. Minimum house size 1,400 square feet living area.
3. Single wide mobile home not allowed. Double wide allowed on permanent brick or block foundation. 24 inches minimum ground clearance at lowest point required. Minimum double wide trailer size 24 x 55 feet.
4. Temporary single side home allowed during construction of house. This mobile home can only be set up after foundation for permanent house is constructed. A maximum of one year is allowed for temporary mobile home.



which has the address of Westridge Court, Travelers Rest, South Carolina 29690 (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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