

GREENVILLE
JUN 23 11 57 AM '83
DONNELL

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MORTGAGE

THIS MORTGAGE is made this 23 day of June, 1983, between the Mortgagor, Thomas R. MacDonald and L. Jeannette MacDonald, (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 twenty thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003.....;

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 Greenville County, State of South Carolina, about two miles northeast of the Town of Fountain Inn, and being known and designated as Lot No. 3 on revised plat of Shellstone Park as shown by plat thereof recorded in Plat Book PPP, Page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Shellstone Drive at the joint front corner of Tracts 2 and 3 and running thence with the joint line of said Tracts S. 31-46 W. 403.6 feet to an iron pin in line of property now or formerly of Shell Thackston; thence S. 57-22 E. 330 feet to an iron pin at the joint rear corner of Tracts 3 and 4; thence with the joint line of Tracts N. 31-46 E. 408.6 feet to an iron pin on Shellstone Drive; thence with the southwesterly edge of said Drive N. 58-14 W. 330 feet to the beginning corner; containing according to said plat 3.08 acres, more or less.

THIS being the same property conveyed to mortgagors by deed of Harold B. Bridgeman and Joan P. Bridgeman executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
08.00

which has the address of Shellstone Drive, Fountain Inn, South Carolina 29644,
(Street) (City)

(herein "Property Address");
(State and Zip Code)

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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