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FILED  
GREENVILLE CO. S.C.

MAY 4 4 43 PM '84

JURRIE S. LANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 3rd day of May, 1984, between the Mortgagor, DARVIN SHOEMAKER DBA SHOEMAKER CONSTRUCTION, (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 SEVEN THOUSAND TWO HUNDRED AND NO/100~~ (\$57,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 3, 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 May 3 ...1985.....;

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 County of Greenville, State of South Carolina, being shown and designated as Lot 190, as shown on REVISED PLAT OF HERITAGE LAKES SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book 8-P, at Page 43 and also as shown on a more recent survey prepared by Arbor Engineering, dated April 10, 1984, revised May 3, 1984, entitled, "Property Survey of Darvin Shoemaker DBA Shoemaker Construction", and having, according to the more recent survey the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of Harlequin Court at the joint front corner of Lots 190 and 189; thence running along said property line S 19-23 W 153.53 feet to an old iron pin; thence turning and running N 72-18 W 54.90 feet to an old iron pin; thence turning and running along property line of Lots 190 and 191, N 0-09 W 169.43 feet to an old iron pin; thence turning and running along Harlequin Court S 75-35 E 50.33 feet to an old iron pin; thence continuing with the said Harlequin Court S 62-22 E 62.30 feet to the point of BEGINNING.

This being the same property conveyed to Mortgagor by deed of Donnis Shaw to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX = 22.88

which has the address of Lot 190 Harlequin Court Heritage Lakes Simpsonville,  
(Street) (City)

S. C. 29681 (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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