

MORTGAGE

GREENVILLE S.C. FILED JUN 11 1984

THIS MORTGAGE is made this Eighth day of June, 1984, between the Mortgagor, Mathew Shumate and Ella Shumate (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

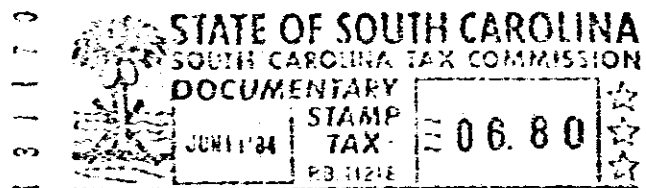
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND AND 00/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1999

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:

In the town of Simpsonville, being located on the southeasterly side of Scarsdale Street and being known as Lot No. 2 on plat of Scarsdale Manor Subdivision and recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Page 105 and having, according to a recent survey of property of Richard Dawkins and Alfredia H. Dawkins the following metes and bounds to-wit:

BEGINNING at an old iron pin on the southeasterly side of Scarsdale Street at the joint front corner of Lots # 1 and # 2 and running thence with the joint line of said lots S. 35-29 E. 155 feet to an old iron pin; thence S. 54-31 W. 80 feet to an old iron pin at the joint rear corner of Lots # 2 and # 3; thence with the joint line of said lots N. 35-29 W. 155 feet to an old iron pin on the southeasterly side of Scarsdale Street; thence with the southeasterly side of Scarsdale Street N. 54-31 E. 80 feet to the beginning corner.

This being the same property Mortgagors received by deed of Richard Dawkins and Alfredia H. Dawkins of even date herewith.



which has the address of 112 Scarsdale Avenue Simpsonville, South Carolina 29681 (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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RECORDED

328-112