

MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1977, between the Mortgagor, JAMES D. SHOCKLEY AND EVA V. SHOCKLEY

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$44,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 19, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 25 YEARS FROM DATE...

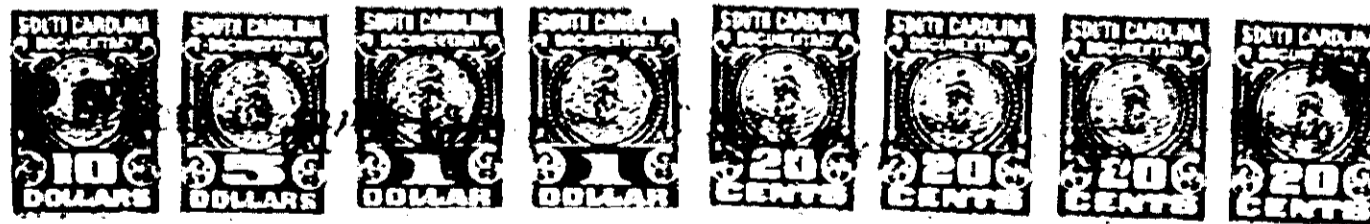
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Riverview Circle, in Greenville Township, near the City of Greenville, shown as Lots 6 and 7 on plat of Map No. 2 of Riverdale Subdivision, made by Dalton & Neves, Engineers, June, 1958, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "MM", at page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Riverview Circle, at the joint front corner of Lots 5 and 6, and running thence with the line of Lot 5, S. 9-21 W. 264 feet to an iron pin at the high water mark of the Saluda River; thence with the high water mark of the Saluda River, N. 72-12 E. 198.5 feet to an iron pin on the high water mark of the Saluda River, N. 48-41 E. 141.1 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the line of said lots, N. 32-34 W. 186 feet to an iron pin on the South Side of Riverview Circle; thence with Riverview Circle S. 54-0 W. 38.7 feet to an iron pin; thence with the curve of Riverview Circle (the chord being S. 62-34 W. 46.3 feet) to an iron pin at the joint front line of Lots 6 and 7; thence continuing with the curve of Riverview Circle (the chord being S. 85-52 W. 80 feet) to the point of BEGINNING.

This being the same property conveyed to the mortgagors herein by deed of William C. Davis of even date to be recorded herewith.

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which has the address of ROUTE 11, RIVERVIEW CIRCLE, GREENVILLE, S.C. 29611 (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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