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S. C.
APR 17 PM '80
H.C. WILKINSLEY

BOOK 1500 PAGE 319

MORTGAGE

THIS MORTGAGE is made this 8th day of April 1980 between the Mortgagor, Mozelle G. Shives (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1980 (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 1, 2010.

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 near the City of Greenville, on the south side of Ashley Avenue, known and designated as Lot No. 21, as shown on plat of property of B. E. Greer, made by Dalton & Neves Engineers, October, 1930 which plat is recorded in the RMC Office for Greenville County in Plat Book H at Page 177, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Ashley Avenue, joint corner of Lots Nos. 20 and 21 which point is 310.4 feet east of the northeast intersection of Ashley Avenue and Townes Street and running thence along the joint line of said lots S. 24-30 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 20 and 21; thence N. 65-30 W. 55 feet to an iron pin, joint rear corner of Lots Nos. 21, 22 and 26; thence along joint line of Lot Nos. 21 and 22 N. 24-30 E. 200 feet to an iron pin in the south side of Ashley Avenue, joint corner of Lots No. 21 and 22; thence along the south side of Ashley Avenue, S. 65-30 E. 55 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Franklin Real Estate & Investment Company, as Trustee recorded April 7, 1938 in the RMC Office for Greenville County, S. C. in Deed Book 203 at Page 69.

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which has the address of 25. Ashley Avenue, Greenville, S. C., 29601 (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 seized 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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