

FILED
GREENVILLE CO. S.C.

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MORTGAGE

BOOK 1513 PAGE 344

RONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 28 day of AUGUST 19. 80, between the Mortgagor, JOHN JOSEPH SHONTERE & CAROL JEAN SHONTERE (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S.C. 29644 (herein "Lender").

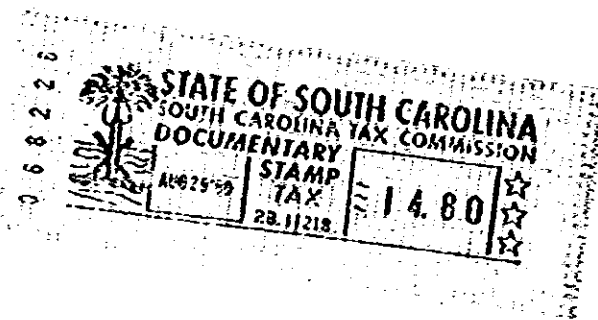
WHEREAS Borrower is indebted to Lender in the principal sum of THIRTY SEVEN THOUSAND (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, known and designated as Lot No. 635 shown on a plat of the subdivision of WESTWOOD, SEC VI, recorded in the RMC Office for Greenville County in plat book 4-X page 100, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of Seedleaf Court, the joint front corner of lots 626 & 635, and running thence with the joint line of said lots N. 20-30 W. 140 feet to an iron pin joint rear corner of Lots 635 & 636; thence with the joint rear line of said lots N. 66-51 E. 162.45 feet to an iron pin; thence turning S. 20-08 E. 59 feet to an iron pin joint rear corner of Lots 634 & 635; thence with the joint line of said lots S. 27-30 W. 165 feet to an iron pin on the northeast side of Seedleaf Court; thence with the curve of said street N. 81-27 W. 45 feet to the point of beginning.

This is the same property conveyed to mortgagors by Joel S. & Karen B. Nuckolls by deed of even date herewith to be recorded.



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which has the address of Lot 635 House no. 110 Seedleaf Court SIMPSONVILLE S.C. 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.

REC-15

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