

Mortgagee's Address: P. O. Drawer 408, Greenville, S. C. 29602 REC-1511 PAGE 972

FILED
GREENVILLE CO. S. C.

MAY 25 10 24 AM '81

DONNIE J. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of May, 1981, between the Mortgagor, C. EDWARD SHUTE AND DONNA J. SHUTE

, (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 --Thirty Three Thousand Nine Hundred Fifty & No/100 ----- Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1981, (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, 2008.

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, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 10 as shown on plat of Burdett Estates, prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 71, and having, according to said plat, such metes and bounds, courses and distances as appear thereon.

This being the same property conveyed to the Mortgagors herein by deed of Ronald W. Hall and Sandra Kay Hall dated May 21, 1981, and to be recorded of even date herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$13.80

which has the address of 119 Heather Lane, Mauldin, (City)

S. C., 29662 (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 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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