

FILED
GRAND JURY CO. S. C.
JUN 12 1981
DONN W. WYERSLEY
REC'D

1543 325

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1981, between the Mortgagor, George O'Shields Builders, Inc., (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 Seventy-nine thousand nine hundred fifty and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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 May 1, 2012;

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 the State of South Carolina, County of Greenville, and being shown and designated as Lot 74 on plat of Pebblecreek, Phase IV, Section II, recorded in Plat Book 7C on page 47 in the RMC Office for Greenville County; and by a more recent plat of "Property of George O'Shields Builders, Inc.," prepared by Freeland and Associates on June 1, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Pebble Stone Lane and running thence, N. 83-48 W. 128.0 feet to an iron pin at the corner of said Lane and Stallings Road; thence running across said corner, N. 31-34 W. 30.62 feet to an iron pin on Stallings Road; thence running N. 20-40 E. 80.0 feet to an iron pin; thence turning and running along the common line of lots 74 and 73, S. 69-20 E. 133.08 feet to an iron pin; thence turning and running across the rear of the lot as follows: S. 3-43 E. 20.53 feet to an iron pin; S. 19-57 W. 23.77 feet to an iron pin; and S. 6-12 W. 25.00 feet to an iron pin on Pebble Stone Lane, being the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Pebblepart, Ltd., a South Carolina Limited Partnership, to be recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
IN THE COUNTY OF GREENVILLE
DOCUMENTARY
JUN 12 1981
\$22.00
1981

which has the address of 1 Pebble Stone Lane Taylors
(Street) (City)
South Carolina 29687 (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 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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