

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

POD. 1579 PAGE 35

THIS MORTGAGE is made this twenty-seventh day of August, 1982, between the Mortgagor, John L. Shoelen and Ann F. Shoelen (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand, One Hundred, and No/100 (\$14,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1982.

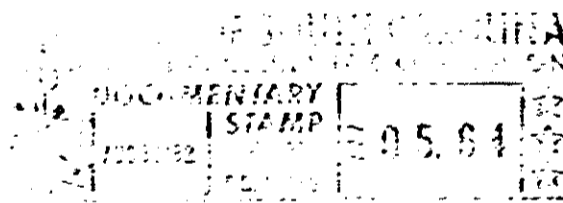
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lying and being in the State of South Carolina, County of Greenville on the Southeastern side of Queensbury Drive and being known and designated as Lot No. 14 on plat of Section 2, Canterbury Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book XX, at page 191, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Queensbury Drive, joint front corner of Lots 14 and 15 and running thence with the common line of said lots S 43-06 E. 160 feet to an iron pin; thence with the rear line of Lot 14 S. 46-54 W. 100 feet to an iron pin; thence the common line of Lots 13 and 14 N. 43-06 W 160 feet to an iron pin on the southeastern side of Queensbury Drive; thence with said Drive N. 46-54 E. 100 feet to an iron pin, the point of beginning.

Said conveyance is made subject to the restriction, easements and rights of way of record affecting said property.

This being the same property that was conveyed to the Mortgagor by Milford Lewis Boyce and Mary E. Boyce by deed as recorded in the R.M.C. Office of Greenville County, State of South Carolina in Deed Book 1172 at page 990 on August 27, 1982.



which has the address of thirteen Queensbury Drive, Greenville (Street) (City), South Carolina (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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