

APR 20 9 17 AM '83

MORTGAGE

DONNIE S. WERSLEY
R.M.C.

THIS MORTGAGE is made this 19th day of April, 1983, between the Mortgagor, Nathan Shapiro and Jackie Shapiro (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 Sixty-nine thousand three hundred fifty and no/100 (\$69,350.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1983 (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, 2013

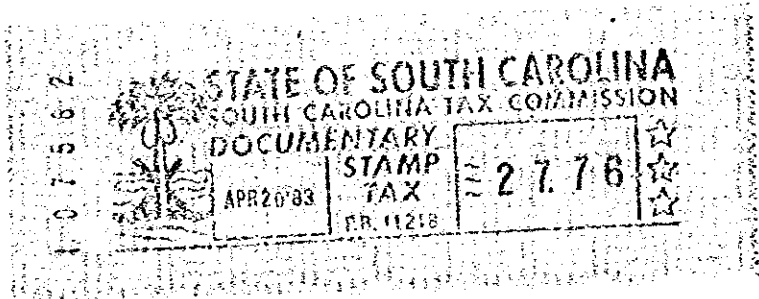
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 20, Section 7, Devenger Place, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5P, Page 3, and having according to a survey by Freeland & Associates, dated April 18, 1983, captioned "Property of Nathan Shapiro and Jackie Shapiro", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Richfield Terrace at the joint front corner of Lots Nos. 19 and 20, Section 7, which iron pin is S. 86-11 W. 47.6 feet, more or less, from the northwest intersection of Hudson Road Farm and Richfield Terrace, and thence with the joint line of said lots, N. 3-49 W. 150 feet to an iron pin in the joint rear corner of said lots in the line of Lot No. 40; thence with the rear line of Lots Nos. 39 and 40, S. 86-11 W. 90 feet to an iron pin in the joint rear corner of Lots Nos. 20 and 21; thence with the joint line of said lots, S. 3-49 E. 150 feet to an iron pin in the joint front corner of said lots on the northern side of Richfield Terrace; thence with the northern side of Richfield Terrace, N. 86-11 E. 90 feet to the point of beginning.

Being the same conveyed to the Mortgagor by deed of Ted A. Manios and Miriam P. Manios, to be recorded herewith.

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Lot 20, Devenger Place
which has the address of 102 Richfield Terrace Greer
[Street] [City]
South Carolina 29651 (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.