

FILED
GREERVILLE CO. S.C.
FEB 20 2 10 PM '81
DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

THIS MORTGAGE is made this 20th day of February, 1981, between the Mortgagor, Dale C. Shivers and Wanda S. Shivers (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand and 00/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 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 February 1, 1989.

1255 WITNESSES:
Cathie Shivers
Donnie S. Tankersley
JUL 15 1981

which has the address of Route 5, Little Texas Road (Street) South Carolina 29690 (herein "Property Address"); (State and Zip Code)

PAID
JUL 15 1981
Greer Federal S. & L. Assn.
Travelers Rest, S.C.
ASB

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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