

**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 U.S. \$ Ten Thousand and No/100 which indebtedness is evidenced by Borrower's note dated February 20, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 1, 1989;

TO SECURE to Lender 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, 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 on South Carolina Highway No. 23-563, being shown and designated as Lot 8 on a plat prepared by Carolina Surveying Co. for W. F. Shivers, 25 March 1976, and having the following metes and bounds, to-wit:

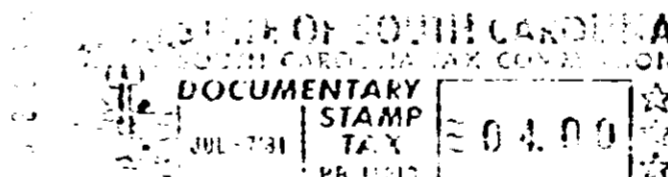
Beginning at an iron pin in the center of S. C. Highway 23-563 at the joint front corner of Lots 8 and 9, and running thence along the common line of said lots S. 37-08 E. 265.3 feet to an iron pin; thence along the line of Lot 10, S. 12-23 W. 268.9 feet to an iron pin; thence along the line of Lot 7, N. 70-50 W. 177.0 feet to an iron pin in the center of S. C. Highway No. 23-563; thence along the center of S. C. Highway 23-563 N. 10-03 W. 220 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of W. F. Shivers, Sr. recorded in the RMC Office for Greenville County in Deed Book 1052 at page 593 on March 11, 1977.

Mortgagee's Mailing Address: 107 Church Street, Greer, S. C. 29651

THIS is a second mortgage junior in lien to that certain mortgage to Greer Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1391 at Page 362 on March 11, 1977.

THIS is a corrective mortgage given by Mortgagors because the mortgage which was recorded in the RMC Office for Greenville County in Mortgage Book 1533 at Page 159 on February 20, 1981 was not on the form required by Lender, and this mortgage is on the correct form as required by the Lender.



which has the address of Route 5, Little Texas Road Travelers Rest South Carolina 29690 (herein "Property Address");

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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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