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GREENVILLE

**MORTGAGE**

BOOK 1502 PAGE 919

THIS MORTGAGE is made this 5th day of February 19. 82, between the Mortgagor, **Larry G. Shaw Builder Inc.** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of the United States, whose address is **107 Church Street - Greer, South Carolina 29651** (herein "Lender").

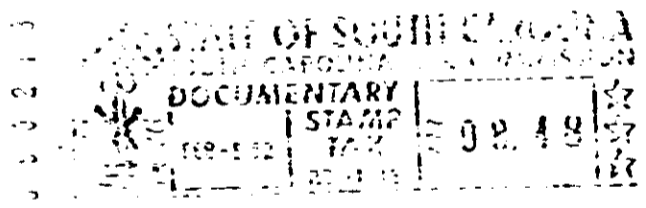
WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty One Thousand Two Hundred and 00/100 (\$21,200.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **February 5, 1982** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **April 1, 2006**.

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 on the east side of Florida Avenue, in the County of Greenville State of South Carolina, being shown and designated as Lot No. 11 Block 11, on plat of Highland Recorded in the R.M.C. Office for Greenville County in Plat Book K, Pages 50 and 51, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Florida Avenue at the joint front corner of Lots 11 and 12 and running thence along said Florida Avenue N. 22-10 W. 60 Feet: to an iron pin; thence along the joint line of Lots 10 and 11 N. 67-50 E. 208.1 feet: to an iron pin; thence S. 9-15 E. 61.35 feet to an iron pin; thence S. 67-50W. 195.2 feet to an iron pin on the east side of Florida Avenue. the point of beginning.

This is the same property conveyed by Deed of Ronnie E. & Linda D. Lee to the Mortgagor and recorded in Deed Book 1156 Page 488 on 10-8-81.



which has the address of **405 C. South Florida Ave,** Greenville, S.C. (herein "Property Address");

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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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