

OCT 20 12 47 PM '82

MORTGAGE

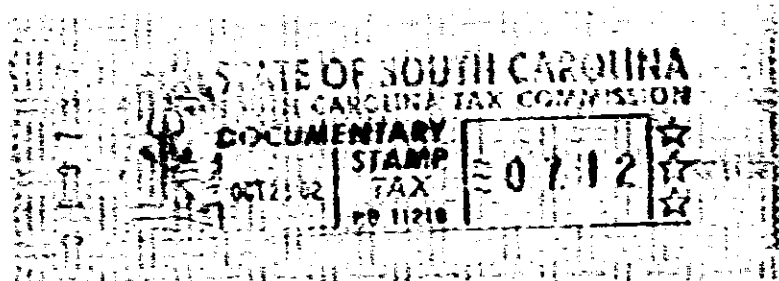
DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 18th day of October 1982, between the Mortgagor <sup>R.M.C.</sup> Lawrence S. Shelton and Carla K. Shelton (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Eight Hundred and no/100 (\$17,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 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 October 1, 1997.

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 and Spartanburg, State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, Counties of Greenville and Spartanburg, about 1.5 miles Northwest of Landrum, on the South side of Oak Grove Road, containing 1.07 acres, more or less, as shown on plat prepared for Joseph T. and Patricia G. Morrison by Archie S. Deaton, R.L.S., dated May 7, 1979, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 7-F at page 25, and recorded in the R.M.C. Office for Spartanburg County in Plat Book 83 at page 302. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Secretary of Housing and Urban Development, of Washington, D.C., by Frank P. McGowan, Jr., Master in Equity for Greenville County by deed recorded in the R.M.C. Office for Greenville County on May 17, 1982, in Deed Book 1167 at page 14, and recorded in the R.M.C. Office for Spartanburg County on June 3, 1982, in Deed Book 48-X at page 193, and the same property conveyed to the Mortgagors herein by the Secretary of Housing and Urban Development, of Washington, D.C., by deed dated September 22, 1982, which deed will be recorded forthwith in the R.M.C. Offices for Greenville and Spartanburg Counties.



GC10-5002082-082

which has the address of (Street) (City) S. C. (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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