

FILED
GREENVILLE CO. S. C.
SEP 7 4 05 PM '79
DONNIE TANKERSLEY
S. C.

1480 1

BOOK 70 PAGE 074

MORTGAGE

THIS MORTGAGE is made this 7th day of September, 1979, between the Mortgagor, GEORGE O'SHIELDS BUILDERS, INC., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Four Hundred and No/100 (\$38,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on line of said lots, N 60-17 E 150.18 feet to an iron pin; thence turning and running along the rear lot line of Lot 176, S 33-31 E 48.3 feet to an iron pin; thence continuing along the rear lot line of Lot 176, S 33-42 E 51.7 feet to an iron pin; thence turning and running along the line of Lot 177, S 58-52 W 164.80 feet to an iron pin; thence turning and running along the northeastern side of Ment Drive as follows: 21-10 W 75.0 feet to an iron pin and N 35-55 W 30.01 feet to an iron pin, the point of beginning.

FILED
GREENVILLE CO. S. C.
SEP 10 1979

Being the same property conveyed to the mortgagor herein by deed of George O'Shields Builders, Inc., to be recorded of even date herewith. First Federal Savings and Loan Association of Greenville, S. C.

George O'Shields
Witness *May 19 1979*
Carol Jackson

RECORDED
GREENVILLE CO. S. C.
SEP 10 1979

which has the address of Lot 176, Ment Drive, Brentwood, Sec. 4, Simpsonville, S. C. (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, 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.

4328 RV.2