

FILED
GR... O. S. C.
APR 30 10 49 AM '81
DONNA L. TANNERSLEY
R.M.C.

BOOK 1539 PAGE 655

MORTGAGE

THIS MORTGAGE is made this 29th day of April,
19 81, 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 Seventy-nine thousand
nine hundred fifty and no/00 Dollars, which indebtedness is evidenced by Borrower's
note dated April 29, 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
March 29, 2012;

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 piece, parcel, or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, shown and designated as Lot 82 on plat of
Pebblecreek, Phase IV, Section II, recorded in the RMC Office for Greenville
County in Plat Book 7C at page 47; and by a more recent plat of "Property of
George O'Shields Builders, Inc., prepared by Freeland and Associates on April 27,
1981, and having, according to the more recent survey, the following metes and
bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Pebble Stone Lane and running
thence along the common line of Lots 81 and 82, S. 6-12 W. 130.0 feet to an iron
pin; thence turning and running N. 83-48 W. 90.0 feet to an iron pin; thence
turning and running along the common line of Lots 82 and 83, N. 6-12 E. 130.0
feet to an iron pin on Pebble Stone Lane, said pin being approximately 65.0 feet
to Stallings Rd.; thence running along Pebble Stone Lane S. 83-48 E. 90.0 feet
to the point of BEGINNING.

This is the identical property conveyed to the mortgagor by deed of Pebblepart
Ltd., A South Carolina Ltd. Partnership, to be recorded of even date herewith.

NOTARY PUBLIC
STATE OF SOUTH CAROLINA
DONNA L. TANNERSLEY
R.M.C.

which has the address of Lot 82, Pebble Stone Lane, Pebble Creek Taylors,
(Street) (City)
South Carolina 29687 (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 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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