

# MORTGAGE

FILED  
GREENVILLE CO. S. C.

THIS MORTGAGE is made this 30th day of January, 1976, between the Mortgagor, **Wayne McKinney and Linda O. McKinney** (herein "Borrower"), and the Mortgagee, **DONNIE S. TANKERSLEY 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 **THIRTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$31,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **February 1, 2006** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **February 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:

being known and designated as Lot No. 30 and a small portion of Lot No. 22 of a subdivision known as Lake View Heights as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book RR at page 19, and having, according to a plat entitled "Revision of Lots 22 and 30, Lake View Heights, Greer, S. C." prepared by Jones Engineering Service, July 20, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Lakeland Drive, joint front corner of Lots 30 and 31, and running thence with the joint line of said lots, N. 27-39 E. 170 feet to an iron pin at the corner of Lot 22; thence along a new line through Lot No. 22, N. 57-08 W. 154.5 feet to an iron pin on the southern side of Woodfield Drive; thence along the southern side of Woodfield Drive, S. 65-04 W. 18 feet to an iron pin at the original joint front corner of Lots Nos. 22 and 30; thence continuing with Woodfield Drive S. 74-05 W. 55 feet to an iron pin at the intersection of Woodfield Drive and Lakeland Drive; thence following the curvature of Lakeland Drive, the chord of which is S. 15-55 E. 180.4 feet to an iron pin; thence continuing along the curvature of said drive, the chord being S. 61-36 E. 80.2 feet to the beginning corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to mortgagors by deed of Dennis R. Clark and Suzanne B. Clark to be recorded herewith.



FILED  
TAX COLLECTOR  
GREENVILLE COUNTY

which has the address of **101 Lakeland Drive,** **Greer,**  
(Street) (City)  
**South Carolina 29651** (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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