

GREENVILLE
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MORTGAGE
S.M.U.

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THIS MORTGAGE is made this 2nd day of February 1976 between the Mortgagor, RODNEY L. MC LAIN and BETH S. MC LAIN (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand and No/100 (\$42,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1976 (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 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, with the buildings and improvements thereon, lying and being on the westerly intersection of Stone Ridge Road and Middle Brook Road, said lot being known and designated as Lot No. 152, on plat entitled "Map No. 4, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5D, at page 72, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of StoneRidge Road, said pin being the joint corner of Lot Nos. 151 and 152 and running thence with the southwesterly side of Stone Ridge Road S. 29-55-00 E. 122.14 feet to an iron pin at the westerly intersection of Stone Ridge Road and Middle Brook Road; thence with said intersection S. 10-33-55 W. 38.15 feet to an iron pin on the northwesterly side of Middle Brook Road; thence with the northwesterly side of Middle Brook Road S. 51-02-51 W. 102.20 feet to an iron pin at the joint rear corner of Lot Nos. 152 and 153; thence with the common line of said lots N. 38-41-10 W. 145.35 feet to an iron pin, the joint rear corner of Lot Nos. 152 and 153; thence N. 50-56-34 E. 150 feet to an iron pin, the point of beginning.



which has the address of 106 Stone Ridge Road, Route 4, Greer, South Carolina (Street) (City)
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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