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MORTGAGE

DONNIE S. TANKERSLEY

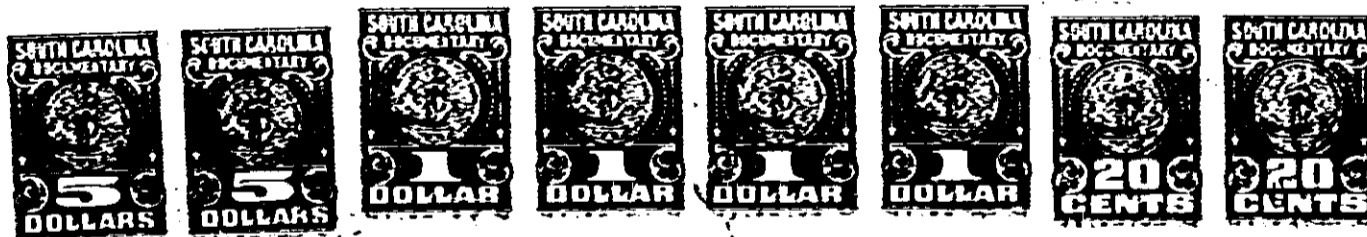
THIS MORTGAGE is made this ^{R.M.C.} 23rd day of July 1976, between the Mortgagor, Malcolm M. Medlin and Joyce McCauley Medlin (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 June 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: City of Greenville, on the eastern side of Augusta Road, being known and designated as Lot No. 3 on a plat of property of T. D. Smith, dated March 5, 1923, recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 108, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Mount Vista Avenue, at the joint front corner of Lots 2 and 3, and running thence along the common line of said lots, N. 25-40 W., 200 feet to a point at the joint corner of Lots Nos. 7 and 3; thence running along the common real line of Lots 7 and 3 N. 64-20 E., 100 feet to a point at the joint rear corner of Lots 7, 8, 3 and 4; thence running along common line of Lots 3 and 4, S. 25-40 E., 200 feet to a point on Mount Vista Avenue at the joint front corner of Lots 3 and 4; thence along Mount Vista Avenue S. 64-20 W., 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Ethel C. McCauley, Henry R. McCauley, Jr. as Co-Executors under Will of Henry R. McCauley, Sr., and Ethel C. McCauley, individually, Henry R. McCauley, Jr., individually, William Henry McCauley and Joyce McCauley Medlin as recorded in the R.M.C. Office for Greenville County in Deed Book 1033, Page 780 .



which has the address of Lot 3 Mount Vista Avenue Greenville S.C. 29605 (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.

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