

GREENVILLE CO. S.C.

BOOK 1449 PAGE 758

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# MORTGAGE

THIS MORTGAGE is made this 9th day of November, 1978, between the Mortgagor, Joseph B. McCall and Deborah B. McCall, (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 Forty Thousand Seven Hundred and 00/100 (\$40,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2008,

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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 15 according to a plat entitled Farmington IV Subdivision prepared by Arbor Engineering, Inc., dated September 7, 1977 and recorded in the Greenville County R.M.C. Office in Plat Book 6 H at Page 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Shubuta Court at the joint front corner of Lots 14 and 15 and running along the curve of the cul-de-sac of Shubuta Court following an arc with a 50 foot radius, 55.41 feet to an iron pin at the joint front corner of Lot 15 and property now or formerly belonging to the Ware estate; thence along the common line of said property, S. 51-14-54 W. 86.12 feet to an iron pin in the line of property now or formerly belonging to the Ware estate; thence with the common line of Lot 15 and property now or formerly owned by the Ware estate, N. 38-45-57 W. 113 feet to an iron pin; thence along the common line of Lots Nos 1 and 15, N. 51-13-44 E. 84 feet to the joint corner of Lots 1, 2, 14 and 15; thence along the common line of Lots 14 and 15, S. 67-34-32 E. 100.74 feet to an iron pin, the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from A. J. Prince Builders, Inc. recorded in the Greenville County R.M.C. Office on November 9, 1978.



which has the address of Shubuta Court Greenville,  
(Street) (City)

S. C. 29611 (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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