

OFFICE OF THE RECORDER OF DEEDS
COUNTY OF GREENVILLE, SOUTH CAROLINA
DECEMBER 18, 1980
ASLEY

1023

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 18th day of December, 1980, between the Mortgagor, Steve McMillan and Trina McMillan (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand, Five Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1996.

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 lot of land in the State of South Carolina, County

of Greenville, located approximately six miles north of the City of Greer, and 266 feet northwest of Cripple Creek Road, and containing 1.0 acre according to a plat entitled "Survey for Larry J. Crowder" prepared by Wolfe and Huskey, Surveyors, dated November 14, 1977, a copy of which is to be recorded herewith. The subject property fronts on the southerly side of an unnamed drive leading to Cripple Creek Road and is bounded on the southwesterly side by property of Dillard and on the northeasterly side by property of Deshazor.

ALSO, an undivided one-fourth (1/4) interest in and to that certain strip of land designated on the aforesaid plat as "DRIVE" which leads from the subject property to Cripple Creek Road, such strip of land being described as follows: Beginning at a point in the approximate center of Cripple Creek Road, joint front corner with property of Dillard, and running thence with the line of Dillard, N. 49-53 E. 266.1 feet to an iron pin at the corner of property of McMillan; thence with the line of McMillan, N. 49-53 E. 145.8 feet to an iron pin; thence N. 71-56 E. 68.2 feet to an iron pin at the corner of property of Deshazor; thence N. 21-56 W. approximately 50 feet to a point on the perimeter line of a 7.25 acre tract of Larry Jay Crowder; thence S. 71-56 W. approximately 70 feet to an iron pin at the corner of the property of Bryant; thence with the line of Bryant, S. 49-51 W. 432.2 feet to a point in the approximate center of Cripple Creek Road; thence with the center of said road, S. 53-16 E. 35 feet to a point in said road; thence, continuing with said road, S. 40-07 E. 20 feet to the point of beginning.

ALSO, an easement appurtenant to the subject property in and to that certain drive or private road described herein for purposes of ingress and egress to and from the subject property. Such driveway is subject to the right of all property owners abutting said drive to use same for purposes of ingress and egress.

THIS is the identical property conveyed to the Mortgagors by deed of Larry Jay Crowder to be recorded of every date herewith.

which has the address of Route 2, Cripple Creek Rd., Greer, S. C. 29651
(Street) (City)
..... (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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