

FILED
GREENVILLE S.C.

FEB 27 10 34 AM '81

MORTGAGE

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DONNIE MONTGOMERY mailing address: P. O. Box 10148, Greenville, S. C. 29603
R.M.C.

THIS MORTGAGE is made this 26th day of February 1981, between the Mortgagor, Mary Clare McCarthy (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 P. O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand One Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1981 (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, 2011.

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 situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Mary McCarthy" dated February 23, 1981, prepared by Carolina Surveying Company and recorded in the R.M.C. Office for Greenville County in Plat Book 8-L, at Page 84, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Northwood Avenue, at the corner of property of Harry B. Luthi, which iron pin is located 240.9 feet from the intersection of Northwood Avenue and Druid Street; and running thence with the line of said lots, N. 42-27 E. 164.6 feet to an iron pin on the southern side of Wilshire Drive (Legare Street); and running thence with the southern side of said drive, S. 52-30 E. 42.2 feet to an iron pin at the corner of property of Ronnie and Jenna Stegall; running thence with the line of said property, S. 34-54 W. 165.0 feet to an iron pin on the northeastern side of Northwood Avenue; running thence with the northeastern side of Northwood Avenue, N. 51-45 W. 63.9 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Tommy L. Lollis and Annette C. Lollis, of even date, to be recorded herewith.

which has the address of 111 Northwood Avenue Greenville
(Street) (City)
South Carolina 29609 (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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