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DONOR: R.M.C.
MERSLEY

MORTGAGE

THIS MORTGAGE is made this 1st day of October, 1981, between the Mortgagor, Samuel C. McGee and David B. Mann, (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 Ten Thousand Three Hundred (\$10,300.84) and 84/100ths - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 October 1, 1984.....;

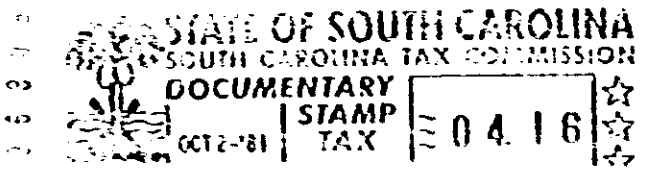
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the buildings and improvements thereon, situate, lying and being on the northern side of Ashley Avenue (formerly Harrison Street), in the City and County of Greenville, State of South Carolina, being shown as a part of Lots 1 and 2, Block F, on a Plat of BUIST CIRCLE recorded in the R. M. C. Office for Greenville County in Plat Book C, at Page 10, and having, according to a more recent plat of the property of Edward C. Gosnell and Margaret O. Gosnell made by R. K. Campbell, Surveyor, dated July 10, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Ashley Avenue 90 feet from the intersection of Ashley Avenue and Townes Street, and running thence N. 8-36 E. 113 feet to an iron pin; thence S. 74-57 E. 50.8 feet to an iron pin; thence S. 70-44 E. 10 feet to an iron pin; thence S. 9-59 W. 123 feet to an iron pin on Ashley Avenue; thence along the northern side of Ashley Avenue N. 64-25 W. 60 feet to an iron pin, the beginning corner.

The above described property is the same conveyed to the mortgagor, Samuel C. McGee, by Olin D. Willis by deed dated June 1, 1980, and recorded on June 5, 1980, in the R. M. C. Office for Greenville County, S. C., in Deed Book 1127, Page 29, a one-half interest therein having been deeded to the mortgagor, David B. Mann, by Samuel C. McGee by deed of even date herewith to be recorded herewith.

This mortgage is junior in lien to that certain note and mortgage by Edward C. and Margaret O. Gosnell to Cameron Brown Company in the original amount of \$8,200.00 and recorded on July 15, 1965, in the R. M. C. Office for Greenville County in Mortgage Book 1001, Page 13, the balance now due thereon being \$5,438.52.



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which has the address of # 30 Ashley Ave. Greenville, South Carolina 29609 (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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