

FILED
GREENVILLE CO. S. C.

JUL 2 3 16 PM '76
MORTGAGE
DANNIE S. TANKERSLEY
R.M.C.

BOOK 1371 PAGE 990

THIS MORTGAGE is made this 2nd day of July, 1976, between the Mortgagor, Jim McGaughy, Inc. (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-four Thousand Three Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 March 1, 2002.

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 lying in the State of South Carolina, County of Greenville, shown as Lot 21 on plat of Haselwood, Section II, recorded in Plat Book 5 D at page 25 and having the following courses and distances:

Beginning at an iron pin on Mellwood Drive, joint front corner of Lots 21 and 22 and running thence S. 8-31 W. 301 feet to an iron pin, joint rear corner of said lots; thence along the rear of Lot 21, S. 79-10 E. 125 feet to an iron pin, joint rear corner of Lots 21 and 20; thence along joint line of said lots, N. 18-55 E. 301.9 feet to an iron pin on Mellwood Drive; thence with said Drive, N. 75-00 W. 110.2 feet and N. 84-12 W. 70 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed to be recorded herewith.



which has the address of Lot 21, Mellwood Drive, Haselwood Subdivision, Greenville County (herein "Property Address");
(Street) (City)
(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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