

1500 Hampton Street
Columbia, S. C.

BOOK 1377 PAGE 43

FILED
GREENVILLE CO. S. C.
SEP 3 11 34 AM '76
WALTER S. TANKERSLEY
R.M.C.
MORTGAGE

THIS MORTGAGE is made this 2nd day of September 1976, between the Mortgagor, Thomas O. McFarland (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 Eighteen Thousand Five Hundred and No/100 (\$18,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 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 August 1, 2006

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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Paris Mountain Township, and being shown as all of Lot 13 and the western one-half of Lot 14 on plat entitled "Hillendale Heights" prepared by T. M. Welborn, Surveyor, October 7, 1959, which plat is recorded in the RMC Office, Greenville County, S.C. in Plat Book Y, at Page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Crestline Road, joint front corner of Lots 12 and 13; and running thence, N. 55-21 W. 304 feet to an iron pin the center of an 18-foot alley; thence with the center of said alley, N. 13-15 E. 125.7 feet to an iron pin; thence continuing with the center of said alley, N. 27-50 E. 175 feet to an iron pin; thence through Lot 14, S. 29-44 E. 415 feet to a pin on the northwest side of Crestline Road; thence with the curve of said road (the chord of which is S. 42-30 W.) 37.5 feet to a pin; thence continuing with said road, S. 32-23 W. 75 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of John W. Smith, of even date, to be recorded herewith.

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which has the address of Crestline Rd. Greenville, S.C. (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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