

FILED  
GREENVILLE CO. S. C.

SEP 1 10 52 AM '76  
SONNIE S. TANKERSLEY  
R.M.C.

Home Sav. & Loan Association  
P. O. Drawer 72  
Easley, S. C. 29640

# MORTGAGE

BOOK 1379 PAGE 209

THIS MORTGAGE is made this 30th day of September, 1976, between the Mortgagor, Robert L. McCall

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 Twenty-five from date Years

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 piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the eastern side of Ponders Road in Greenville County, South Carolina being shown as a 2 acre tract on a plat entitled "Property of Ruth G. McCall to be deeded to Robert L. McCall" made by Robert R. Spearman dated June 29, 1976 recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 5-U at Page 80 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Ponders Road in the line of property belonging to Ruth G. McCall (said iron pin being the north-westernmost corner of the within described property and located N. 5-30 E. 721 feet from an old iron pin being the southwesternmost corner of property conveyed to Ruth G. McCall by T. H. Cromer in Deed Book 306 at Page 314) and running thence S. 84-30 E. 281 feet to an iron pin; thence S. 5-30 W. 310 feet to an iron pin; thence N. 84-30 W. 281 feet to an iron pin in the western boundary line of property of Ruth G. McCall; thence N. 5-30 E. 310 feet to an iron pin on the eastern side of Ponders Road, the point of beginning.

This is the same property conveyed to Robert L. McCall by deed of Ruth G. McCall recorded July 8, 1976 in Deed Book 1039 at Page 283 in the R.M.C. Office for Greenville County, S. C.



which has the address of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
[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 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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