

107 Church Street
Greer, S. C. 29651

PH '79

SLEY

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MORTGAGE

THIS MORTGAGE is made this 26th day of October, 1979, between the Mortgagor, David J. McCombs and Carol L. McCombs (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-two Thousand Eight Hundred and no/100-----Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 1979 (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, 2009

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 _____ State of South Carolina:

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being known and designated as Lot No. 40 on a Plat of Forrester Woods, Section No. 1, prepared by R.B. Bruce, Surveyor, dated March 14, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-N, Page 78, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Pheasant Trail, at the joint front corner of Lots 39 and 40, and running thence with the Southern edge of Pheasant Trail, S. 62-43 E., 85 ft. to an iron pin at the intersection of Pheasant Trail and Boulder Road; thence with said intersection, S. 17-33 E., 35.3 ft. to an iron pin on the Western edge of Boulder Road; thence with the Western edge of Boulder Road, S. 27-36 W., 129.5 ft. to an iron pin at the joint corner of Lots 37 and 40; thence with the joint line of Lots 37 and 40, N. 62-24 W., 110 ft. to an iron pin at the joint rear corner of Lots 39 and 40; thence with the joint line of Lots 39 and 40, N. 27-36 E., 153.9 ft. to an iron pin being the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of William F. Okey and Karin K. Okey of even date, to be recorded herewith.



which has the address of 105 Pheasant Trail, Greenville
(Street) (City)
SC 29607 (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 seized 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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