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SEP 11 1984  
H.M. [unclear]

# MORTGAGE

THIS MORTGAGE is made this 7th day of September, 1984, between the Mortgagor, McPHILL, INC., (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").

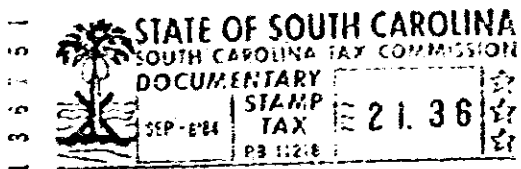
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-ONE THOUSAND TWO HUNDRED (\$71,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 7, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 7, 1985

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, situate, lying and being on the northwestern side of Atherton Way, Greenville County, South Carolina, being shown and designated as Lot 24 on a Plat of DEVENGER POINTE, Section I, recorded in the RMC Office for Greenville County in Plat Book 9-F, at Page 59, and having, according to a more recent survey dated August 23, 1984, prepared by Freeland & Associates, the following metes and bounds:

BEGINNING at an old iron pin on the northwestern side of Atherton Way at the joint front corner of Lots 24 and 25, and running thence with the common line of said Lots, N 57-01 W, 140.0 feet to an old iron pin; thence with the common line of Lots 13 and 24, N 32-59 E, 86.0 feet to an old iron pin; thence with the common line of Lots 23 and 24, S 57-01 E, 140.0 feet to an old iron pin on the northwestern side of Atherton Way; thence with Atherton Way, S 32-59 W, 86.0 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed from Devenger Pointe Company, a South Carolina Partnership, dated September 7, 1984, to be recorded simultaneously herewith.



which has the address of 114 Atherton Way Greer, SC 29651 (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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1325-RV-21