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GREENVILLE CO. S. C.

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# MORTGAGE

DONNIE S. TANKERSLEY  
R.H.C.

THIS MORTGAGE is made this 8th day of June 1979, between the Mortgagor, Harry G. McCauley (herein "Borrower") and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

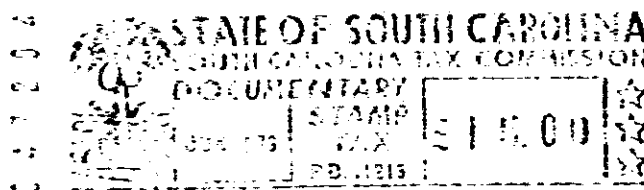
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008;

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 located on Tigerville Road, Travelers Rest, S. C., in Bates Township, County and State aforesaid, containing 0.80 acre, more or less, and according to Plat of Survey made by Terry T. Dill, Reg. CE&LS No. 104, Rt. 2, Taylors, S. C., dated April 30, 1979, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at said Tigerville Road, and running along line of said road N. 80-17 E. 89 feet to a corner iron pin; thence along the line of other property of said Grantor S. 04-30 E. 267.7 feet to a corner iron pin; thence still along line of Grantor's property N. 88-51 W. 236.2 feet to a corner iron pin; thence N. 04-28 E. 50 feet to corner iron pin; thence S. 89-18 E. 100 feet to corner iron pin; thence along line of William L. Kelley property N. 06-47 E. 200 feet to an iron pin at said Tigerville Road, being point of beginning.

Derivation: H. E. & Marie M. McCauley, Deed Book 1103, Page 176, recorded May 24, 1979.



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which has the address of Tigerville Road, Travelers Rest, South Carolina (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 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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