

# MORTGAGE

THIS MORTGAGE is made this 12th day of July, 1977, between the Mortgagor, Freddie N. McCoy (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").

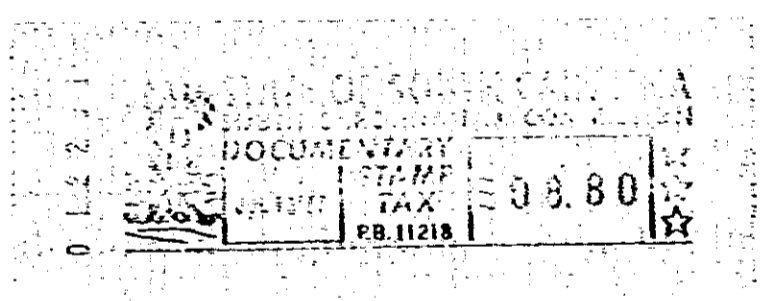
WHEREAS, Borrower is indebted to Lender in the principal sum of 22,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated July 12, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002;

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 lot of land located in the State of South Carolina, County of Greenville, Highland Township, in the former Jordan School Community, on the west side of the Jordan Road and the north side of the Neely Mill Road, and having the following courses and distances, to-wit:

BEGINNING on a point in the center of the Jordan Road at the intersection of the said Neely Mill Road, and runs thence with the Neely Road in a westerly direction 245 feet to a point in the said road and joint corner of the A. J. Painter lot; thence with the A. J. Painter line in a northerly direction 219 feet to an iron pin on the Theron Morgan line; thence with the said Morgan line in a southeast direction 280 feet, more or less; to a point in the center of the said Jordan Road; thence with the center of the said road in a southern direction 42 feet to the beginning corner, containing 3/4 of an acre, more or less.

This being the same property conveyed to mortgagor by deed of Debra M. Campbell and Carolyn McCoy Gibson dated July 12, 1977, to be recorded herewith. See also Probate File No. 1230-21, Probate Court for Greenville County, Estate of William Earl McCoy.



which has the address of Route 2, Berry's Mill Road, Greer, (Street) (City) South Carolina 29651 (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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