

FILED
GREENVILLE, CO. S. C.

MAR 28 2 40 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of March, 1978, between the Mortgagor, Kenneth M. McGartlin and Patricia W. McGartlin, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

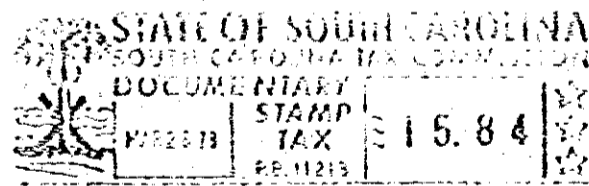
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Five Hundred Fifty and No/100 (\$39,550.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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, situate, lying and being on the northern side of Woodstock Lane, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 27, of a subdivision known as Section 1, Westminster Village, as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-P, at page 40, and, according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Woodstock Lane, joint front corner of Lots 27 and 28, and running thence with the joint line of said lots N. 17-54 E. 134.83 feet to an iron pin in the line of property now or formerly of Phillips; running thence S. 73-53 E. 55.5 feet to an iron pin; running thence S. 75-53 E. 32.8 feet to an iron pin, joint rear corner of Lots 26 and 27; running thence with the joint line of said lots, S. 16-52 W. 134.58 feet to an iron pin on the northern side of Woodstock Lane; running thence with the northern side of said Lane, N. 73-53 W. 90.71 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of United Builders, Inc., dated March 28, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1076 at page 71 on March 28, 1978.



which has the address of 21 Woodstock Lane Greenville,
[Street] [City]
South Carolina (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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