

FILED
GREENVILLE CO. S. C.
OCT 23 10 13 AM '78
CLARENCE S. TAMMORLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of October, 1978, between the Mortgagor, William M. McKinney, Jr., (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").

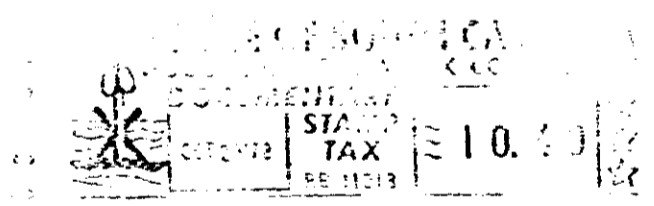
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Six Thousand and No/100 00 Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 GREENVILLE, State of South Carolina:

ALL that piece, parcel or lot of land, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 on plat of Burdett Estates, said plat being recorded in the RMC Office for Greenville County, in Plat Book 4-X at Page 60, said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of McSwain Drive, joint front corner of Lots 42 and 43; and running thence S. 16-57 W. 143.1 feet to an iron pin; thence S. 74-26 E., 100 feet to an iron pin; thence N. 16-32 E., 126.85 feet to an iron pin on McSwain Drive N. 64-50 W., 50 feet to a point; thence continuing along McSwain Drive N. 65-24 W., 50 feet to an iron pin, the point and place of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Della B. McKinney dated September 5, 1978 and recorded September 7, 1978 in the RMC Office for Greenville County in Deed Vol. 1086 at Page 944.



which has the address of Lot 42, McSwain Drive, Mauldin, 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.

4328 RV-2