

FILED
GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1452 PAGE 174

LEONNE S. TANKERSLEY

THIS MORTGAGE is made this 4th day of December 1978, between the Mortgagor, BOBBY D. McMILLIAN AND CHARLSIE N. McMILLIAN (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, a corporation organized and existing under the laws of the United States of America, whose address is P.O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

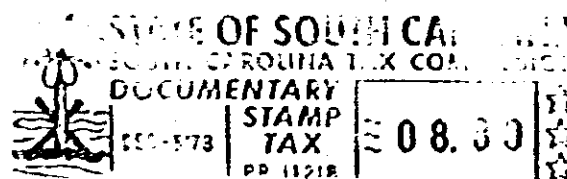
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 4, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 on the Northern side of Moultrie Street (now or formerly known as Hilltop Drive), in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on a revised plat of "Shannon Terrace", prepared by H. S. Brockman, dated January, 1930, and revised in June, 1935, by R. E. Dalton, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book L at page 91, and having, according to said plat, the following metes and bounds:

BEGINNING at a stake on the Northern side of Moultrie Street (now or formerly known as Hilltop Drive) at the corner of Lot No. 4 and running thence with the line of Lot No. 4 N. 62 E. 186.3 feet to a stake; thence S. 37-45 E. 45 feet to a stake, corner of Lot No. 2; thence with the line of Lot No. 2 S. 62-49 W. 166.6 feet to a stake on Moultrie Street (now or formerly known as Hilltop Drive); thence with the Northern side of Moultrie Street (now or formerly known as Hilltop Drive) N. 61 W. 50 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ruth Costner Dodenhoff, dated December 4, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1093 at page 178, on December 5, 1978.



which has the address of 107 Moultrie Street Greenville, 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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