

Mortgagee's Mailing Address: 301 College Street, Greenville, S. C.

1415 AUG 334

DEPT. OF RECORDS  
S. C.  
AUG 14 1979  
GREENVILLE  
WATERSLEY

# MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1979, between the Mortgagor, William E. McCauley and Janie C. McCauley, (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 Three Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 September 1, 2004

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 in the City and County of Greenville, State of South Carolina, being known as Lot 125 on plat of Isaqueena Park recorded in Plat Book P at Pages 130 and 131 in the RMC Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Oxford Street at the corner of Lot No. 121, which iron pin is situate 175 feet northeast of the intersection of Oxford Street and Dupont Drive, and running thence along the southeastern side of Oxford Street, N. 58-53 E. 95 feet to an iron pin at the corner of Lot 126; thence S. 31-07 E. 205.2 feet to an iron pin in the line of Lot 124; thence S. 39-25 W. 21 feet to an iron pin at the corner of Lot 123; thence N. 50-35 W. 225 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor by deed of Carl H. Gleason of even date and to be recorded herewith.

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
I, \_\_\_\_\_, Clerk of Court, do hereby certify that the foregoing is a true and correct copy of the original as recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 1979.

which has the address of 108 Oxford Street 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.

SOUTH CAROLINA — 1979-1980 UNIFORM INSTRUMENT ACT

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