

Nov 16 3 51 PM '79

MORTGAGE

DONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 15th day of November 1979, between the Mortgagor, Michael Paul Quinn and Claudia Riddle Quinn (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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 December 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 with all buildings and improvements thereon, situate, lying and being on the eastern side of Steeplechase Court in Greenville County, South Carolina, being known and designated as the greater part of Lot No. 176 as shown on a plat entitled HERITAGE LAKES SUBDIVISION prepared by Heaner Engineering Co., Inc. dated March 11, 1974, revised October 20, 1977, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-H at Page 15, and having according to a more recent survey thereof entitled PROPERTY OF MICHAEL PAUL QUINN AND CLAUDIA RIDDLE QUINN prepared by Freeland & Associates dated November 13, 1979, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-S at Page 13, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Steeplechase Court at the joint front corner of Lots Nos. 175 and 176 and running thence along the common line of said lots, S. 77-21-41 E., 149.5 feet to an iron pin; thence along a new line through Lot 176, S. 8-38 E., 96.90 feet to an iron pin in the line of Lot No. 177; thence along the common line of Lots Nos. 176 and 177, S. 89-17-17 W., 163.4 feet to an iron pin on the eastern side of Steeplechase Court; thence along the eastern side of Steeplechase Court, N. 1-49-58 W., 74.24 feet to an iron pin, and N. 5-24-10 E., 56.68 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Michael Paul Quinn and Claudia Riddle Quinn by deed of Gatewood Builders, Inc. of even date to be recorded herewith.

which has the address of Lot 176, Steeplechase Court, Heritage Lakes, Simpsonville S.C. 29681 (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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