

GRAND FILED
DEC 16 4 45 PM '79
SONNIE E. LAWRENSEN

MORTGAGE

THIS MORTGAGE is made this 6th day of December 1979 between the Mortgagor, Harry Jack McCall, Jr. (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 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

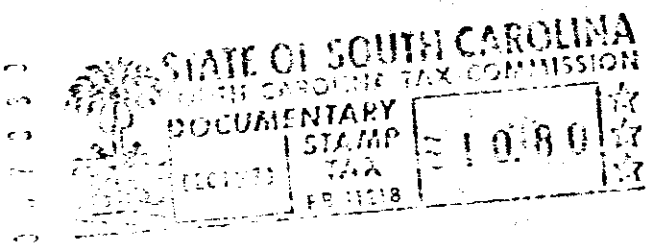
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand and 00/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1985.

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 County of Greenville, State of South Carolina, being shown and designated as Lot 22 on plat of Collins Creek, Section Two, dated July 30, 1979, prepared by C. O. Riddle, Surveyor, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7C, at Page 57, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Collins Creek at the joint front corner of Lots Nos. 21 and 22 and running thence with the line of Lot No. 21 S. 9-12 E. 254.24 feet to an iron pin on the northern side of an unnamed alley at the joint rear corner of Lots Nos. 21 and 22; thence with the northern side of said unnamed alley the following courses and distances: N. 76-31 E. 74.3 feet to an iron pin; S. 83-40 E. 37.09 feet to an iron pin at the joint rear corner of Lots Nos. 22 and 23; thence with the line of Lot No. 23 N. 0-22 E. 249.44 feet to an iron pin on the southern side of Collins Creek at the joint front corner of Lots Nos. 22 and 23; thence with the southern side of Collins Creek S. 85-35 W. 151.82 feet to the point of beginning.

DERIVATION: Deed of Robert S. Small, Jr., recorded in the RMC Office for Greenville County on December 22, 1979 in Deed Book 1112 at Page 108.



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which has the address of Lot 22, Collins Creek S/D, Greenville, S. C. (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 seised 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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