

GREENVILLE CO. S. C.
OCT 13 3 10 PM '80
DONNIE S. STANKERSLEY

MORTGAGE

1500-1195

THIS MORTGAGE is made this 10th day of October 1980 between the Mortgagors, Jerome R. McCarthy and Dorothy M. McCarthy (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, Greenville, South Carolina 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand Two Hundred and No/100 (\$65,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.

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 Greenville County, State of South Carolina, on the eastern side of Merrifield Drive, near the City of Greenville, being known as Lot 94 on a plat of Merrifield Park recorded in the RMC Office for Greenville County in Plat Book 000-177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Merrifield Drive at the corner of Lots 93 and 94, and running thence along the joint line of said Lots, S. 88-40 E. 187.5 feet to an iron pin at the corner of Lot 92; thence along the line of said Lot, S. 45-51 E. 41.2 feet to an iron pin; thence S. 5-00 E. 70 feet to an iron pin at the corner of Lot 96; thence with the line of Lot 96, N. 85-00 W. 120 feet to an iron pin at the corner of Lot 95; thence N. 87-21 W. 119.6 feet to an iron pin on Merrifield Drive; thence along Merrifield Drive, N. 8-50 E. 105 feet to an iron pin; thence continuing with said Drive, N. 1-20 E. 4.2 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed dated October 10, 1980 and recorded herewith in the Office of the RMC for Greenville County in Deed Book 1135 at Page 371.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY TAX STAMP
28.08

which has the address of 305 Merrifield Drive Greenville
S.C. 29615 (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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