

FILED
GREER S.C.

BOOK 1557 PAGE 52

NOV 4 20 PM '81

MORTGAGE

JOHN ANDERSLEY
R.M.C.

THIS MORTGAGE is made this 4th day of November 1981, between the Mortgagor, Jerry W. McCullough and Janice K. McCullough (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

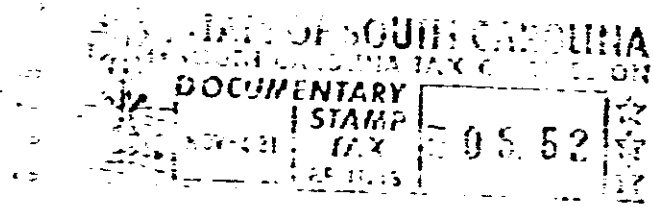
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand, Eight Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated even date (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008.

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 in Chick Springs Township, near the town of Greer, designated as Lot 16 on a plat of the E. A. Wood Estate, according to survey and plat by H. S. Brockman, Surveyor, dated June 22, 1935, and having the following courses and distances, to-wit:

BEGINNING at a stake on the north side of James Street, and running thence N 77-00 W 70 feet along James Street to a stake; thence N 11-07 W 160.3 feet to a stake; thence N 76-00 E 70 feet to a stake; thence S 14-03 E 161.4 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Harold D. Felmet as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 157, Page 71, on November 4, 1981.



which has the address of 206 W. James Street Greer
[Street] [City]
S.C. 29651 (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 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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