

MORTGAGE

BOOK 1560 PAGE 703

THIS MORTGAGE is made this 14th day of December 1981, between the Mortgagor David T. McCall and Martha M. McCall (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand One Hundred and 00/100 (\$5,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 1981 (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, 1986

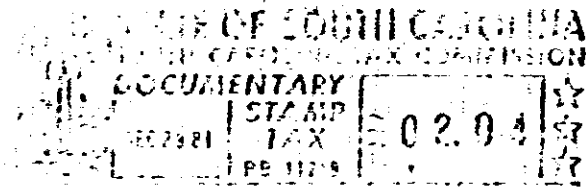
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 together with all buildings and improvements, situate, lying and being on the western side of Wardview Avenue and southern side of Whytekam Way in Greenville County, South Carolina, being shown and designated as Lot No. 21 on a final plat of Berea Heights Addition, property of R. W. Jones, made by J. Mac Richardson, Surveyor, dated June 23, 1954, revised August 23, 1954, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book S, Page 102 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Wardview Avenue at the joint front corner of Lots Nos. 20 and 21 and running thence with said side of Wardview Avenue N. 48-45 E. 98.2 feet to an iron pin; thence with the curve of the intersection of Wardview Avenue with Whytekam Way and on a curve 36 feet to an iron pin on Whytekam Way; thence with the southern side of said Way N. 39-10 W. 138.6 feet to an iron pin; thence S. 50-52 W. 100 feet to an iron pin at the joint rear corners of Lots Nos. 21 and 20; thence with the common line of said lots S. 31-30 E. 169.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the above named Mortgagors by Jack Derrick and Martha Ann Derrick by deed dated August 12, 1977, recorded 8/12/77 in Deed Book 1062, Page 482, R.M.C. Office for Greenville County.

Tax Map No. BO 15.00 02 parcel 042.00



which has the address of 100 Wardview Avenue, Greenville, S. C. 29611 (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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