

907 North Main Street, Anderson, South Carolina 29621

1573 694

S. C.

PP '82

MORTGAGE

THIS MORTGAGE is made this 25th day of JUNE 19 82, between the Mortgagor, DONALD L. MCKINNEY AND PAULINE U. MCKINNEY

(herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-SIX THOUSAND AND NO/100 dollars, which indebtedness is evidenced by Borrower's note dated JUNE 25, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on JULY 1, 2012

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 certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 17.74 acres, more or less, and shown as Tract No. 17 on a Plat entitled "Property of Gilder Creek Development Company", dated prepared by W. R. Williams, Jr., recorded in the Greenville County RMC Office in Plat Book 8 N at Page 80, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the right-of-way of Bruce Farm Circle at the joint front corner of the within tract and Lot No. 16 and running thence along said right-of-way N. 67-36 E. 123.0 feet to an iron pin; thence running N. 75-53 E. 253.6 feet to an iron pin; thence running N. 67-28 E. 100.0 feet to an iron pin; thence running N. 60-20 E. 100.0 feet to an iron pin; thence running N. 55-09 E. 110.3 feet to an iron pin at the intersection of Gilder Creek Drive and Bruce Farm Circle; thence running with the center of Gilder Creek Drive S. 45-12 E. 391.3 feet to an iron pin; thence continuing S. 49-43 E. 151.6 feet to an iron pin; thence running with common line of Tract 18 S. 7-17 W. 60.8 feet to an iron pin; thence continuing S. 7-52 W. 900.4 feet to an iron pin; thence running N. 51-26 W. 55.2 feet to an iron pin; thence continuing N. 53-00 W. 188.4 feet to an iron pin; thence continuing N. 32-54 W. 117.5 feet to an iron pin; thence continuing N. 40-42 W. 122.3 feet to an iron pin; thence continuing N. 62-26 W. 154.8 feet to an iron pin; thence running N. 41-47 W. 70 feet to an iron pin; thence continuing N. 41-47 W. 101.5 feet to an iron pin; thence continuing N. 81-39 W. 110.7 feet to an iron pin; thence continuing N. 34-41 W. 179.6 feet to an iron pin; thence continuing N. 46-22 W. 105.9 feet to an iron pin; thence continuing N. 3-00 W. 289.9 feet to the point of beginning.

Derivation: Deed Book 1150, Page 748 - Gilder Creek Development Company, a General Partnership, 6/29/81

which has the address of 302 Bruce Circle Farms, Gilder Creek, 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 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.

302 Bruce Circle Farms, Simpsonville, S. C. 29681

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