

NOV 24 10 16 AM '82

BOOK 1586 PAGE 860

JOHN S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24TH day of NOVEMBER 19. 82, between the Mortgagor, James B. McCoy and Wanda C. McCoy (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").

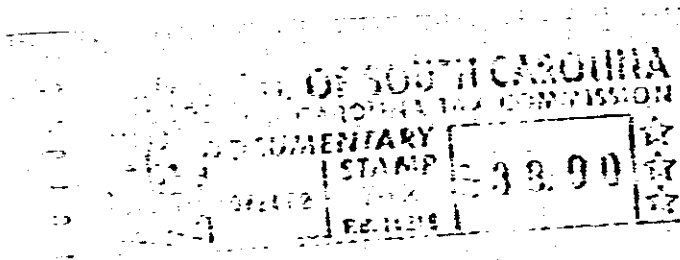
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-five thousand and no/100 (95,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 24, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 lot of land with the buildings and improvements thereon, lying and being on the Southeasterly side of Hunting Hill Circle, near the City of Greenville, South Carolina, being known and designated as Lot No. 534, on plat entitled "Map Four, Section Two, Sugar Creek", as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-P at Page 62, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Hunting Hill Circle, said pin being the joint front corner of Lots 534 and 535, and running thence with the common line of said lots S. 73-20 E. 172.29 feet to an iron pin at the joint rear corner of Lots 534 and 535; thence S. 38-15-21 W. 193.60 feet to an iron pin at the joint rear corner of Lots 533 and 534; thence with the common line of said lots N. 23-20 W. 185 feet to an iron pin on the Southeasterly side of Hunting Hill Circle; thence with the Southeasterly side of Hunting Hill Circle on a curve, the chord of which is N. 41-40 E. 42.26 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Cothran & Darby Builders, Inc. dated November 23, 1982, and thereafter filed on November 24, 1982, in the RMC Office for Greenville County in Deed Book 1177 at Page 299.



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which has the address of Lot 534 Hunting Hill Circle, Sugar Creek S/D, Greer, (City)
South Carolina 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 seized 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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