

FILED
GREENVILLE CO. S.C.

VOL 1851 PAGE 490

MAR 12 11 02 AM '84
DONNIE S. TANKERSLEY

MORTGAGE

010-3266373

THIS MORTGAGE is made this 06th day of March, 1984, between the Mortgagor, Larry E. McCauley and Jewell E. McCauley, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

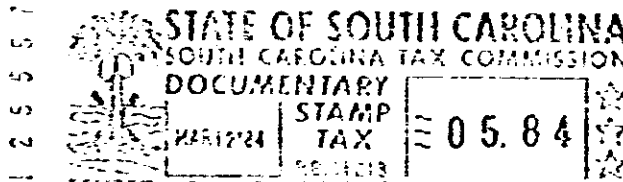
WHEREAS, Borrower is indebted to Lender in the principal sum of \$14,548.98 Fourteen Thousand Five Hundred Fourty Eight & 98/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 06, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 30, 1990.....;

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 land lying and being on the northwesterly side of Bethel Road and being designated as Lot No. 5 of Section No. 1, S. I Ranchettes as recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, page 31, and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the northwesterly side of Bethel Road, joint front corner of Lots 4 and 5 and thence along said road S. 39-18 W. 130 feet to an iron pin; thence continuing along said road S. 46-32 W. 120 feet to an iron pin, joint front corner of Lots 5 and 6; thence along the common line of said lots N. 43-19 W. 431.9 feet to an iron pin in the rear line of Lot No. 15; thence N. 52-54 E. 85.1 feet to an iron pin; thence N. 31-20 E. 125.7 feet to an iron pin, joint rear corner of Lots 4 and 5; thence along the common line of said lots S. 48-45 E. 442.5 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor by deed of Boyd C. Lister to Larry E. McCauley and Jewell E. McCauley dated March 29, 1978 ;recorded on March 29, 1978 in deed book 1076 page 137.



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which has the address of Lot 5, Bethel Road Mauldin,
(Street) (City)
South Carolina 29662 (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.