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GREENVILLE CO. S. C. CLERK
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MORTGAGE

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THIS MORTGAGE is made this 18th day of October 1976, between the Mortgagor, Richard T. McKenna and Diane A. McKenna (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 Thirty-seven Thousand, Five Hundred & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 18, 1976 (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 1, 2006;

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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 and tract of land, containing 14.34 acres, more or less, situate, lying and being on the southeastern side of Cooper Lake Road at a point near the intersection of said road with McKinney Road, near the Town of Simpsonville, County of Greenville, State of South Carolina, said tract of land being more particularly shown on a plat prepared by C. O. Riddle, R.L.S., dated April 22, 1974, and recorded in Plat Book 5G at Page 29, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the southwestern corner of the premises herein described and running thence N. 19-53 E. 237 feet to an iron pin on the eastern side of Cooper Lake Road; thence S. 63-27 E. 21 feet to an iron pin in a gully; thence N. 16-54 E. 93.2 feet to an iron pin in Cooper Lake Road; thence with Cooper Lake Road, the following courses and distances: N. 37-18 E. 221.95 feet to a nail and cap, thence N. 39-48 E. 309.4 feet to a nail and cap; thence N. 35-31 E. 413.4 feet to an iron pin; thence with the line of property now or formerly of Tumlin, S. 39-18 E. 437.2 feet to an iron pin; thence with the line of property now or formerly of W. M. Peace, S. 16-38 W. 891 feet to an iron pin; thence with the line of property now or formerly of Phillips, N. 79-06 W. 734.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of J. Earle Furman, Jr. and Melinda Q. Furman, dated Oct. 15, 1976, to be recorded herewith.

which has the address of Cooper Lake Road Simpsonville, South Carolina 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 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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