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BOOK 1438 PAGE 575

MORTGAGE (Construction—Permanent)

THIS MORTGAGE is made this 19th day of July, 1978, between the Mortgagor, Roy Wayne McJunkin and Judy C. McJunkin, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

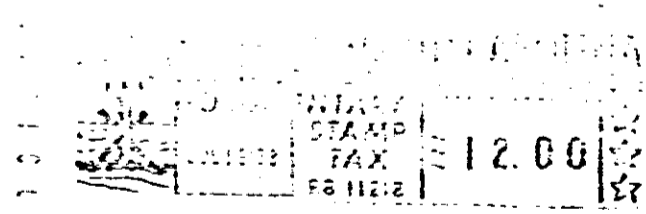
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated July 19, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated July 19, 1978, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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, situate lying and being in Greenville County, South Carolina on the Easterly side of State Park Road and having the following metes and bounds according to a plat of "Property of Roy Wayne McJunkin and Judy C. McJunkin", dated May 5, 1978 and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-Q, at Page 29.

BEGINNING at an iron pin in the center of State Park Road 172 feet, more or less, from the intersection of State Park Road and South Carolina Highway 253 and running thence along State Park Road N. 18-24 W. 78 feet to an iron pin; thence along a line of property of Lewis C. Barker N. 13-25 E. 347.03 feet to an old iron pin; thence N. 78-34 E. 118.38 feet to a point; thence S. 8-03 W. 218.85 feet to an iron pin; thence along the line of property of Roy H. and Lois G. McJunkin S. 32-54 W. 260.2 feet to the beginning corner, and being the same property conveyed by Roy H. McJunkin to Roy Wayne McJunkin and Judy C. McJunkin by deed dated May 17, 1978 and recorded May 17, 1978 in the RMC Office for Greenville County, South Carolina, in Deed Book 1079 at Page 400.

Derivation:



which has the address of Route 5, State Park Road, Greenville, South Carolina,
[Street] [City]
29609 (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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