

GREENVILLE CO. S.C.

MORTGAGE

1448 310

THIS MORTGAGE is made this 4 day of October, 19 78, between the Mortgagor, John F. McKitrick and Pearl H. McKitrick

(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

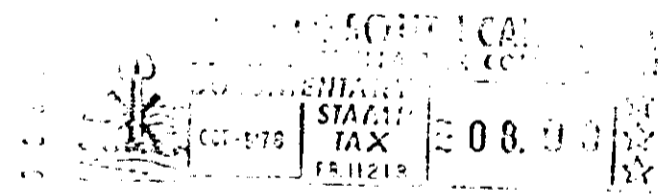
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2003.

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, or tract of land with all improvements thereon situate, lying, and being in the County of Greenville, State of South Carolina, containing 1.68 acres, more or less, on the northern side of Tillman Court, near Mauldin in Austin Township being shown and designated as Lot 10 on a Plat of Tillman Court made by C. C. Jones, Engineers, dated November, 1963, said plat being recorded in the RMC Office for Greenville County in Plat Book RR at Page 155, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tillman Court, joint front corner of Lots 10 and 11 and running thence N. 27-25 E. 306.2 feet to an iron pin; thence S. 76-30 E. 226.8 feet to an iron pin; thence S. 27-25 W. 360.5 feet to an iron pin on Tillman Court; thence along Tillman Court, N. 62-35 W. 220.0 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagors herein by deed of R. Franklin Smith dated June 30, 1977, recorded in Book 1060 at Page 44 on July 7, 1977.



which has the address of Rt 10, Tillman Court Greenville, South Carolina, 29607 (herein "Property Address"); (Street) (City) (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.

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