

FILED
GREENVILLE CO. S. C.
SEP 17 11 23 AM '79

MORTGAGE

BOOK 1480 PAGE 900

THIS MORTGAGE is made this 13 day of September, 1979, between the Mortgagor, George W. McCarter (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Greenville, S.C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2004

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 and Laurens, State of South Carolina:

All those certain contiguous pieces, parcels or tracts of land situate, lying and being south of the Town of Fountain Inn in the Counties of Greenville and Laurens, South Carolina shown on a survey prepared by Joseph L. Montgomery, III, dated May 29, 1978 and containing according to said survey 32.10 acres and 34.94 acres more or less, respectively, and each being separately and more particularly described according to said survey as follows:

TRACT CONTAINING 32.10 ACRES: BEGINNING at an old spike at the Intersection of Green Pond Road and McCarter Road, and running thence S. 78-16 E. 1578.13 feet to an old iron pin; thence N. 43-23 E. 556.59 feet to an old iron pin and stone; thence S. 64-07 E. 564.16 feet to an iron pin; thence S. 3 W. 440.22 feet to an old iron pin; thence S. 84-15 W. 2321.8 feet to a nail and cap in the center of Green Pond Road; thence along the center of said Green Pond Road, N. 6-59 W. 840.4 feet to the point of beginning.

TRACT CONTAINING 34.94 ACRES, MORE OR LESS: BEGINNING at an old spike at the intersection of Green Pond Road and McCarter Road and running thence S. 65-34 W. 2575.00 feet to an iron pin; thence along the line of property now or formerly of Everette G. and Mary Taylor Cox, S. 83-46 W. 1607.1 feet to an iron pin, and N. 83-04 E. 686.56 feet to an iron pin at the corner of property now or formerly of C. W. Woody; thence with the line of said property N. 6-31 W. 208.56 feet to an old iron pin, and N. 80-29 E. 208.56 feet to a point in Green Pond Road; thence with Green Pond Road, N. 9-18 W. 97.65 feet to a point; thence continuing with the center of said Green Pond Road, N. 6-59 W. 840.4 feet to a spike, the point of beginning.

The property herein described was acquired by the mortgagor from R. H. McCarter, deceased, July 11, 1949 as appears in the records of the Probate Court for Greenville County in Apartment 572, File 22; from Ilene McDowell McCarter, deceased, January 4, 1974 as appears in the records of said Court in Apartment 1314, File 2; by deed of Wynema H. McCarter recorded May 15, 1974 in the RMC Office for Greenville County in Deed Book 1018, Page 363 and the Office of the Clerk of Court for Laurens County on July 9, 1974 in Deed Book 208, Page 329; by deed of Elizabeth M. Shell recorded September 1, 1978 in the RMC Office for Greenville County in Deed Book 1086, Page 634 and the Office of the Clerk of Court for Laurens County on September 15, 1978 in Deed Book 217, Page 457; and by deed of Sara I. McCarter and Ralph H. McCarter recorded September 12, 1979 in the RMC Office for Greenville County in Deed Book 1111, Page 266 and the Office of the Clerk of Court for Laurens County on September 12, 1979 in Deed Book 220, Page 549. Duplicate executed copies of this mortgage are being recorded in both Laurens and Greenville Counties as security for the above described note.

which has the address of Green Pond Road, Fountain Inn, South Carolina (Street) (City)

(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.

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