

GR... FILED
SEP 22 1 02 PM '80
DONALD S. TAMMERSLEY
R.M.C.

L#10247

MORTGAGE

THIS MORTGAGE is made this 16th day of September 19. 80., between the Mortgagor Mart Eric McAbee and Deborah M. McAbee (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Seven Hundred & no/100. (\$36,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 1980 (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, 2010.

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 lot of land lying, being and situate on the East side of the Barton Road (also known as the Turner Road) about two miles South of Gowensville, in County and State aforesaid, containing 1.44 acres, more or less, and being known and designated as Lot No. Two (2) of the T. Haynes Morrow property as shown on plat prepared by Neil R. Phillips, R. L. S. dated Sept., 1980 and which plat will be recorded forthwith in the R. M. C. Office for said County, and having the following courses and distances, to-wit: Beginning at a Nail & Cap in said road at the joint front corner of lots nos. Two and Three as shown on said plat, and running thence with said road N.3-00 E.106.5 feet and N.2-33 W.70.6 feet to an old Nail & Cap in said road, thence N.38-51 E.249.1 feet to an Iron Pin, thence S.42-31 E.270 feet to an old Iron Pin at the joint rear corner of said two lots, thence with the joint property line of said two lots S.63-16 W.382 feet to the beginning point. This being a part of the property which was conveyed to Thomas H. Morrow, Oma C. Morrow, Jr. and Nan Morrow Reese by Onie C. Morrow by deed recorded in said office on Nov. 22, 1974 in Deed Book 1010, page 728. This being the same property which was conveyed to mortgagors herein by Thomas H. Morrow, Oma C. Morrow, Jr. and Nan Morrow Reese by deed which will be recorded forthwith in the said office. For a more particular description see the aforesaid plat.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
SEP 22 1980
\$ 14.68
RE 11218

which has the address of
[Street] [City]
S. C. (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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