

107 Church Street, Greer, South Carolina 29651

MAY 22 1 55 PM '81

MORTGAGE

2000 1541 883

THIS MORTGAGE is made this 22 day of MAY 19 81 between the Mortgagor, HENRY C. EGAN AND KAROLE K. EGAN (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of UNITED STATES whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

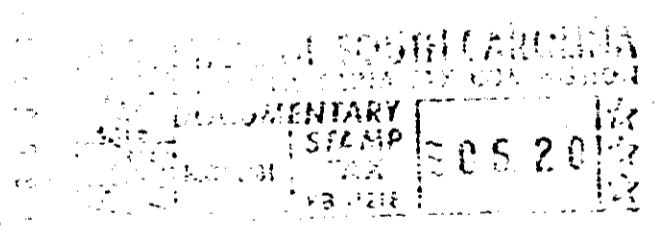
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 13,000.00 which indebtedness is evidenced by Borrower's note dated MAY 22, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on MAY 1, 1991;

TO SECURE to Lender 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, 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 or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 11.32 acres according to a plat of the Property of Perry J. McCarter located approximately 3 miles South of Greer as shown by a plat made by Tri-State Surveyors, May 16, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin in Suber Road and running thence along other property of the Grantors N. 18-47 E. 847.6 feet to new iron pin; running thence N. 71-25 E. 461.9 feet to new iron pin; running thence along line of property now of Lillian J. White S. 18-24 E. 341.7 feet to iron pin; running thence along property of Lina V. Dillard S. 5-48 W. 228 feet to iron pin; running thence along line now or formerly of Gerald H. Bradley S. 5-59 E. 150.4 feet to iron pin; running thence along joint line of Jerry and Janice Brown N. 89-14 W. 413.5 feet to iron pin; running thence S. 6-00 E. 370.3 feet to old nail in Suber Road; running thence along and through Suber Road the following courses and distances: N. 70-32 W. 188 feet, N. 78-03 W. 221.5 feet to iron pin; running thence N. 82-27 W. 45 feet to iron pin, the beginning corner.

Derivation: Deed Book 1133, Page 215 - Perry J. McCarter and Elizabeth McCarter 9/12/80



which has the address of Route 8, Suber Road Greer South Carolina 29651 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows: 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note. 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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