

GR: FD S.C. 51 PM '81

BOOK: 1546 PAGE 464

MORTGAGE

LONG, BLACK & GASTON

THIS MORTGAGE is made this 2nd day of July 1981 between the Mortgagor, Barbara B. McCuen (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of 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. \$ 7,500.00 which indebtedness is evidenced by Borrower's note dated July 2, 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 July 1, 1988;

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 lot of land situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Lot #50 of Cedar Terrace Subdivision as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Pinehurst Drive, joint front corner of Lots 50 and 42 and running thence with the curve of said drive, the chord of which is S. 63-26 W., 118.6 feet to an iron pin on the northern side of Ellen Lane; thence with the curve of Ellen Lane, the chord of which is N. 76-38 W., 106 feet to an iron pin at the joint corner of Lots Nos. 49 and 50; thence with the common line of said Lots N. 39-07 E., 133.6 feet to an iron pin; thence along the line of Lot No. 43 N. 45-09 E., 15 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 50; thence with the common line of said Lots S. 52-53 E., 143.6 feet to the point of beginning.

This conveyance is subject to restrictions, setback lines, easements, zoning ordinances, and rights-of-way, if any affecting said property.

This is the same property conveyed to Grantor by deed from Fred R. Fraley, recorded in the RMC Office for Greenville County on May 2, 1975 in Deed Book 1017, at Page 741.



which has the address of 100 Ellen Lane Mauldin South Carolina 29662 (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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