



GREENVILLE CO. S. C.  
 AUG 17 10 04 AM '81  
 DONNIE S. TANKERSLEY  
 R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this Fourteenth (14) day of August 1981, between the Mortgagor, Paul B. Mullaney, Sr. and Mary Ann Mullaney (herein "Borrower"), and the Mortgagee, Piedmont Federal Savings and Loan Association of Spartanburg, a corporation organized and existing under the laws of the United States of America, whose address is 1461 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1981 (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, 2011

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 ~~Spartanburg~~ Greenville, State of South Carolina:

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the western side of Sweetwater Court in Greenville County, South Carolina being known and designated as Lot No. 448 as shown on a plat entitled SUGAR CREEK, MAP THREE, SECTION TWO made by C. O. Riddle dated February 5, 1980, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-X at Page 2 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sweetwater Court at the joint front corner of lots nos. 448 and 449 and running thence along the common line of said lots, N. 74-06-46 W. 149.83 feet to an iron pin; thence N. 15-51 E. 100 feet to an iron pin at the joint rear corner of lots nos. 447 and 448; thence along the common line of said lots, S. 74-06-46 E. 149.90 feet to an iron pin on the western side of Sweetwater Court; thence along the western side of Sweetwater Court, S. 15-53-14 W. 100 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Cothran and Darby Builders, Inc. to be recorded herewith.

OFFICE OF SOUTH CAROLINA  
 DOCUMENTARY BY STAMP  
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which has the address of 448 Sweetwater Court Greer, S.C. 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, 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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