

GREENVILLE CO. S. C.
JUL 9 2 01 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1341 PAGE 209

THIS MORTGAGE is made this 4th day of June, 1975, between the Mortgagor, Robert E. Maclay

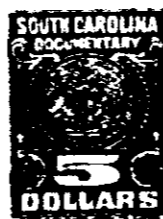
(herein "Borrower"), and the Mortgagee, Security Federal Savings & Loan Association of Greenville, a corporation organized and existing under the laws of the United States, Greenville, whose address is 115 East Camperdown Way, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May, 2000

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 lot of land with the buildings and improvements thereon, situate at the Southwest corner of the intersection of Townes Street and Finley Street, in the City of Greenville, in Greenville County, South Carolina, being shown as Lot 1 and a portion of Lot 2, Block J, on plat of Highland Terrace, made by W. J. Riddle, Surveyor, October 1936, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book D, Pages 238 and 239; also recorded in Plat Book K, Pages 120, 121 and 122, and having, according to said plats and a survey made by R. W. Dalton, October 19, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Finley Street, at joint corner of Lots 1 and 3 of Block J, and runs thence along the South side of Finley Street, S 71-50 E 129.1 feet to an iron pin; thence with the curve of Finley Street and Townes Street (the chord being S 30-25 E 36.6 feet) to an iron pin on the West side of Townes Street; thence along the West side of Townes Street, S 11-00 W 60.4 feet to an iron pin in the front line of Lot 2; thence N 73-58 W 33.8 feet to an iron pin; thence N 71-09 W 66.5 feet to an iron pin; thence N 11-00 E 4.4 feet to an iron pin; thence N 71-01 W 63 feet to an iron pin; thence with the line of Lot 3, N 18-10 E 80 feet to the beginning corner.



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 in the event this Mortgage is on a leasehold) are herein 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, 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.