

THIS MORTGAGE is made this 21st day of May, 1976, between the Mortgagor, James A. McGaughy (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2002

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 situate, lying and being in the County of Greenville, State of South Carolina, on the northerly side of Sharon Drive (now Derwood Circle), being shown on plat made by J. C. Hill, recorded in the RMC Office for Greenville County in Plat Book SS, page 111, and having according to said plat, the following metes and bounds:

BEGINNING at a point on the northerly side of Sharon Drive, which point is 337.5 feet in an easterly direction from the intersection of Watkins Road and Sharon Drive; thence N. 9-36 W. 184.7 feet to an iron pin; thence S. 85-12 E. 151.5 feet to an iron pin; thence S. 3-02 E. 158.5 feet to an iron pin on the northerly side of Sharon Drive; thence down the northerly side of Sharon Drive, S. 84-26 W. 112.5 feet to an iron pin, the point of beginning.



which has the address of Sharon Drive, Berea, Greenville, South Carolina (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 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

Vertical stamp on the right margin: 0280. A box at the bottom right contains the number 4328 RV-23.