

FILED
GREENVILLE CO. S. C.

BOOK 1375 PAGE 939

AUG 23 12 53 PM '76

MORTGAGE

GONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 20 day of August 1976, between the Mortgagor, Jim McGaughy, Inc. (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 Thirty Five Thousand One Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 August 1, 2001

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 being shown as Lot 16 on plat of Haselwood, Section 1, recorded in Plat Book 4X at page 73 in the RMC Office for said County, and having the following metes and bounds:

Beginning at an iron pin on the northern side of Emily Lane, joint front corner of Lots 15 and 16; thence with the northern side of Emily Lane, S 82-24 W 145 feet to an iron pin; thence N 7-32 W 300.3 feet to an iron pin; thence N 82-24 E 144 feet to an iron pin at rear corner of Lot 15; thence with line of Lot 15, S 7-43 E 300.3 feet to the beginning.

Derivation: Being the same property conveyed to the mortgagor by Devenwood Land Company, a partnership, by deed dated August 20, 1976, to be recorded herewith, 8-23-76.



which has the address of (Street) (City) (herein "Property Address");
[State and Zip Code]

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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