

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1379 PAGE 229

OCT 1 11 40 AM '76

DONNE S. TANKERSLEY

THIS MORTGAGE was made this 30th day of September 1976, between the Mortgagor, Atticus S. McCord, III and Joy L. McCord

(herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Five Hundred and No/100 (\$46,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 September 1, 2006

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:

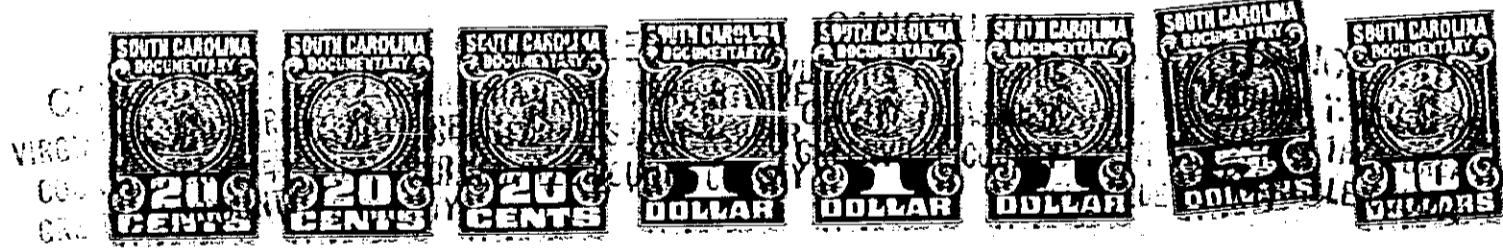
All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, at the northeasterly intersection of Cannon Circle and Green Road, being shown and designated as Lot No. 1, on plat of Section 2, Pine Brook Forest, recorded in the RMC Office for Greenville County, S. C., in Plat Book "4 X", at Page 49, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Cannon Circle, joint front corner of Lots Nos. 1 and 2, and running thence with the joint line of said lots, N. 06-27 E. 150 feet; thence N. 83-33 W. 145 feet to an iron pin on the easterly side of Green Road; thence with the easterly side of Green Road, S. 06-27 W. 125 feet to a point; thence with the intersection of said Road and Cannon Circle, S. 47-38 W. 42.7 feet to a point on the northerly side of Cannon Circle; thence with the northerly side of Cannon Circle, S. 88-33 E. 110 feet to the point of BEGINNING.

The within is the identical property heretofore conveyed to the mortgagors by deed of John W. Cauley, dated 30 September 1976, to be recorded herewith.

MORTGAGEE'S MAILING ADDRESS IS: P. O. Box 10148, Greenville, South Carolina 29603.

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Intersection Cannon Circle and Green Road, Greenville County, which has the address of [Street] [City] South Carolina (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 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.

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