

Mortgagee's Address: 1500 Hampton Street, Columbia, S. C.

Dec 17 4 11 PM '76

DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

1385 4455

THIS MORTGAGE is made this 17th day of December 1976 between the Mortgagor, David K. McCall and Hilda W. McCall (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-Six Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 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 November 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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 2 of a subdivision known as Mountainbrooke, according to a plat thereof revised September 11, 1974, by Piedmont Engineers and Architects and recorded in the R. M. C. Office for Greenville County in Plat Book 4X at Page 84 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Greenville-Pelham Road, joint front corner of Lots 1 and 2, and running thence with the line of said Lots, N. 2-26-30 E. 165.34 feet to an iron pin in the line of Lot 3; thence with the line of Lot 3, N. 88-57-20 W. 104.58 feet to an iron pin on the eastern side of Bridle Path Lane, joint front corner of Lots 2 and 3; thence with the eastern side of Bridle Path Lane, S. 1-02-40 W. 142.44 feet to an iron pin at the intersection of Bridle Path Lane and Greenville-Pelham Road; thence with the chord of said intersection, S. 44-32-20 E. 35 feet to an iron pin on the northern side of Greenville-Pelham Road; thence with the northern side of said road the following courses and distances: N. 89-51-30 E. 32.37 feet and 43.21 feet to the point of BEGINNING. This being the same property conveyed to the mortgagors by Southland Properties, Inc. and recorded in the R.M.C. Office for Greenville County on December 17, 1976 in Deed Volume 1048 at Page 42.

DOCUMENTARY  
STAMP  
TAX  
14.48  
PER 11218

which has the address of 4953 Bridle Path Lane Greenville  
(Street) (City)  
S. C. 29607 (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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