

MORTGAGEE'S ADDRESS:  
P. O. Box 10148  
Greenville, S.C. 29603

FILED  
GREENVILLE CO. S. C.  
10:59A  
MORTGAGE  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1394 PAGE 960

THIS MORTGAGE is made this 18th day of April 1977, between the Mortgagor, Jeanine McKinney (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Seven Hundred & No/100 (\$29,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 18, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, S. C., on the southerly side of Arbutus Trail, being shown and designated as Lot 53, Section A, ELLETSON ACRES, plat of which is recorded in the RMC Office for Greenville County, S. C. in Plats Book EE, at Page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Arbutus Trail at the joint front corner of Lots 52 and 53, Section A, and running thence with the joint line thereof S. 0-25 E. 175 feet to an iron pin; running thence S. 88-35 W. 100 feet to an iron pin; thence N. 0-25 W. 175 feet to an iron pin on the southerly side of Arbutus Trail; thence with the road right of way N. 88-35 E. 100 feet to the point of beginning.

This being the identical property conveyed to the mortgagor herein by deed from Hellams Agency, Inc., to be executed and recorded of even date herewith.

DOCUMENTARY  
STAMP  
TAX  
FILED

which has the address of 44 Arbutus Trail, Greenville, S. C. 29607 (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 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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