

GREENVILLE CO. S.C.

1408 755

# MORTGAGE

11 07 1977  
DENNE S. TANKERSLEY  
R.H.C.

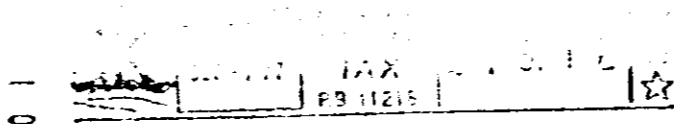
THIS MORTGAGE is made this 31st day of August 1977, between the Mortgagor, JOHN A. McDOW AND REBECCA R. McDOW (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Seven Hundred Fifty and No/100 (\$32,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 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 July 1, 2007.

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, City of Greenville, State of South Carolina: being on the western side of Jones Avenue and being known and designated as Lot 44 on Plat of Crescent Terrace, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book E, Page 137 and having, according to survey made by C. M. Furman, Jr., Engineer, October 2, 1930, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Jones Avenue, which point is 929.3 feet north of the northwestern corner of the intersection of Jones Avenue and Augusta Street and running thence N. 89-10 W., 212.2 feet to an iron pin; thence N. 2-08 W., 70.1 feet to an iron pin; thence S. 89-10 E., 215.9 feet to an iron pin on the western side of Jones Avenue; thence along the western side of said Avenue S. 0-50 W., 70 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Lewis A. Pinner, Jr. and Mildred B. Pinner recorded in the R.M.C. Office for Greenville County on September 1977, in Deed Book 1143, Page 923.



which has the address of 334 Jones Avenue Greenville South Carolina (herein "Property Address");

[Street] [City]  
[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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