

LEATHERWOOD, GREWALD & MANN
WAVYVILLE CO. S. C.

JUN 20 2 44 PM '78
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1435 PAGE 672

THIS MORTGAGE is made this 20 day of June 19 78., between the Mortgagor, JAMES L. MCKINNEY AND NANCY A. MCKINNEY (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

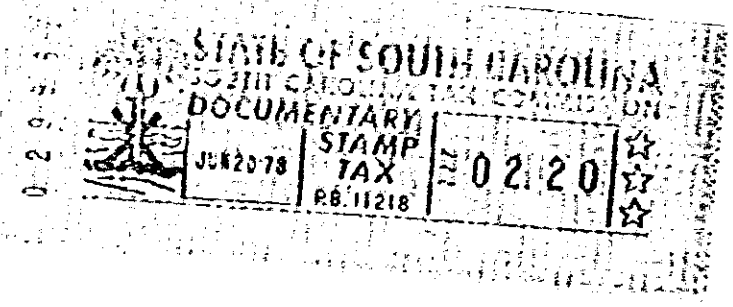
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Five Hundred and 00/100 (\$5,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1986.

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 located in the County of Greenville, State of South Carolina, and lying and being on the northern edge of Mush Creek Road and being described as a one acre tract of land according to a plat by Terry T. Dill, dated August 25, 1975, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mush Creek Road and running thence with a creek as the property line, the traverse of which is N. 01-30 E. 385 feet to an iron pin in the line of property now or formerly of Buchanan; thence with the line of property now or formerly belonging to Buchanan, S. 30-08 E. 437 feet to an iron pin in the center of Mush Creek Road; thence running with the center of Mush Creek Road, the following courses and distances: S. 85-19 W. 70 feet; S. 88-09 W. 160 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Laura A. Buchanan, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1081 at Page 570.



which has the address of Mush Creek Road (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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