

FILED
GREENVILLE CO. S.C.
SEP 13 4 32 PM '78
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 15th day of September, 19 78,
between the Mortgagor, James M. McCoy
(herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

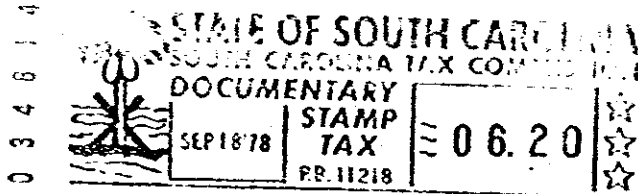
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTEEN THOUSAND FIVE HUNDRED & NO/100 (\$15,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1993;

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 lot of land located in the State of South Carolina, County of Greenville, Chick Springs Township, lying on the southern side of the Old Chick Springs Road and on the eastern side of a new road leading from the said Chick Springs Road to the Greer-Brushy Creek Road, and being a part of the tract of land that was conveyed to G. D. Collier by deed from Charles S. Hammett, Executor of the Last Will and Testament of W. A. Hammett, deceased, and having the following courses and distances, to-wit:

BEGINNING on a stake in the southeast intersecting corner of the said two roads and runs thence with the eastern ditch line of said new road S. 26-00 E. 150 feet to a stake in the eastern ditch line; thence N. 64-00 E. 3 feet to a stake on the eastern bank of the road; thence continuing with the same course for a total distance of 150 feet to a stake; thence N. 26-00 W. 154 feet to a stake on the edge of the Chick Springs Road; thence with the southern edge or ditch line of said road S. 62-42 W. 150 feet to the beginning corner, containing 0.52 acres, more or less.

This being the same property conveyed to mortgagor by deed of Hubert B. Ellison and Patricia J. Ellison dated November 27, 1972, and recorded December 1, 1972, in Deed Book 962 at page 60, R.M.C. Office for Greenville County.



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which has the address of Route 3, Chick Springs Road, Taylors,
(Street) (City)
South Carolina 29687 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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