

GREENVILLE CO. S.C.

OCT 9 3 49 PM '78

MORTGAGE

3005 1440 44837

THIS MORTGAGE is made this 9th day of OCTOBER 1978, between the Mortgagor, THOMAS A. McCREA & LILLIE M. McCREA (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. 29601 (herein "Lender") or PO Box 10148, Greenville, S. C. 29603

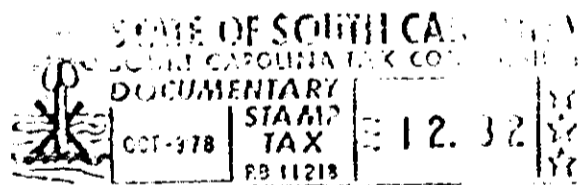
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND EIGHT HUNDRED (\$30,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008

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 in the Town of Simpsonville, Greenville County, South Carolina, being shown as Lot 264 on plat of Section III of Westwood Subdivision, recorded in RMC Office for Greenville County, South Carolina, in plat book 4N page 30 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Sellwood Circle at joint corner of Lots 264 and 265 and running thence along line of Lot 265, S. 53-43 W. 147 feet to an iron pin; thence along line of Lot 278, S. 60-00 E. 24 feet to an iron pin; thence along line of Lot 279, S. 48-04 E. 62.4 feet to an iron pin; thence along line of Lot 263, N. 53-39 E. 144 feet to an iron pin on the southwestern side of Sellwood Circle; thence with curve of Sellwood Circle (chord being N. 34-28 W. 10 feet) to an iron pin; thence continuing with curve of Sellwood Circle (chord being N. 51-14 W. 80 feet) to beginning corner.

This is the same property conveyed to mortgagors by Robert B. Fretwell & Carol B. Fretwell by deed of even date herewith, to be recorded.



which has the address of 515 Sellwood Circle Simpsonville, SC 29681 (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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