

# MORTGAGE

THIS MORTGAGE is made this 21st day of November, 1978, between the Mortgagor, Henry McCullough

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 21, 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 December ...1, 2000.....;

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 with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 409 on plat entitled "Bellé Meade, Section 4" recorded in the R.M.C. Office for Greenville County in Plat Book QQ at page 103 and being more fully shown on plat entitled "Property of Henry McCullough" dated November 21, 1978, prepared by T. H. Walker, Jr., R.L.S., as having the following metes and bounds:

BEGINNING at an iron pin at the edge of Pine Creek Court, joint corner of Lots 408 and 409 and running thence with said Pine Creek Court, S. 32-08 W. 80 feet to an old iron pin; thence N. 57-42 W. 194 feet to an iron pin at the joint rear corner of Lots No. 409 and 410; thence N. 32-08 E. 80 feet to an old iron pin; thence S. 57-42 E. 194 feet to an iron pin, the point of beginning.

Being the identical property conveyed to the Mortgagor herein by deed of William S. and Sara H. Rogers dated and recorded even date herewith in said R.M.C. Office in Deed Book 1092 at page 416



which has the address of 16 Pine Creek Court Greenville

S. C. 29605 (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 seized 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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