

GREENVILLE CO. S.C.  
NOV 14 1978

BOOK 145 PAGE 906

# MORTGAGE

THIS MORTGAGE is made this 13 day of December, 1978, between the Mortgagor, John Charles McPherson and Karen L. McPherson, (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").

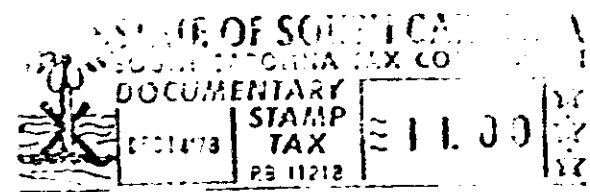
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Seven Thousand Four Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2009.

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as part of Lot 300 on plat of Colonia Company, recorded in the RMC Office for Greenville County in Plat Book J, Pages 190 and 191 and a more recent plat of property shown as Lot 300, Property of John Charles McPherson and Karen L. McPherson, prepared by Century Land Surveying Co., dated November 29, 1978, recorded in Plat Book 64, Page 10, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Franklin Road, joint front corner of Lots 300 and 301 and running thence with Franklin Road, N. 64-26 W., 100.0 feet to an iron pin; thence N. 25-27 E., 192.5 feet to an iron pin; thence turning and running along the rear line of Lot 300, S. 64-25 E., 100.00 feet to an iron pin; thence along the common line of Lots 300 and 301, S. 25-34 W., 192.5 feet to an iron pin on Franklin Road, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Denna L. Haney as recorded of even date herewith.



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which has the address of 820 North Franklin Road Greenville, South Carolina (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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