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NO. 1456 REG 793

DONNIE S. TANKERSLEY
R.M.C.

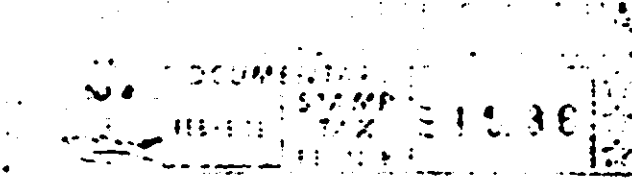
MORTGAGE

THIS MORTGAGE is made this fifth day of February 1979, between the Mortgagors, Samuel C. McGee and Mary A. McGee (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand Four Hundred (\$38,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989.

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: within the corporate limits of the City of Greenville, on the eastern side of Capers Street and being known and designated as Lot No. 71 of a subdivision known as Crescent Terrace as shown on a plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book E, at Page 137, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Capers Street at the corner of Lot No. 70 and running thence along the eastern side of Capers Street, N. 5-41 W. 70 feet to an iron pin at the corner of Lot No. 72; thence along the line of Lot No. 72, N. 84-19 E. 226.8 feet to an iron pin at the rear corner of said lot; thence S. 2-08 E. 70.14 feet to an iron pin at the rear corner of Lot No. 70; thence along the line of Lot No. 70, S. 84-19 W. 222.4 feet to the beginning corner; being the same property acquired by the mortgagors from Winifred D. Kelley, by deed dated February 5, 1979, to be recorded simultaneously herewith in Deed Book 107, at Page 533, in the R. M. C. Office for Greenville County, South Carolina.



which has the address of Capers Street Greenville, S. C. 29605 (herein "Property Address"); (State and Po. 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 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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