

FILED  
GREENVILLE CO. S. C.  
MAR 12 3 51 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

VOL 1459 PAGE 536

THIS MORTGAGE is made this 12th day of March 1979 between the Mortgagor, Wallace L. McCuen and Claire G. McCuen (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 P.O. Box 10148, 500 E. Washington Street, Greenville, S.C. (herein "Lender").

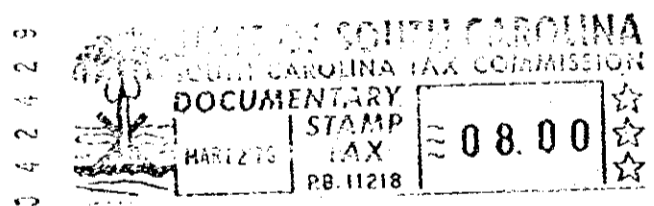
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner 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:

ALL that piece, parcel or lot of land with all buildings and improvements, situate, lying and being on the northern side of Runyon (Runion) Drive in Greenville County, South Carolina being shown and designated as Lot No. 16 on a plat of Pine Brook Extension made by W. N. Willis, Surveyor, dated June, 1953, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book W, Page 73 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Runyon Drive at the joint front corner of lots nos. 15 and 16 and running thence with the common line of said lots, N. 25-50 W. 150 feet to an iron pin; thence N. 68-09 E. 75 feet to an iron pin at the joint rear corner of lots nos. 16 and 17; thence with the common line of said lots, S. 25-50 E. 144.3 feet to an iron pin on Runyon Drive; thence with the northern side of Runyon Drive, S. 63-47 W. 75 feet to the beginning corner.

The above property is the same property conveyed to Wallace L. McCuen and Claire G. McCuen by deed of Martha H. Underwood and John D. Underwood, Jr. recorded in Deed Book 833, Page 624 on December 1, 1967.



which has the address of 14 Runyon Drive, Taylors, S.C. 29687 (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.

CCTD --- 1471279 1467

2.50 CT

0536

4328 RV-2