

FILED
GREENVILLE CO. S. C.

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JOHNNIE S. TANKERSLEY
R.M.C.

VOL 1404 PAGE 959

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1979, between the Mortgagor, Timothy T. McQueen and Alicia H. McQueen, (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").

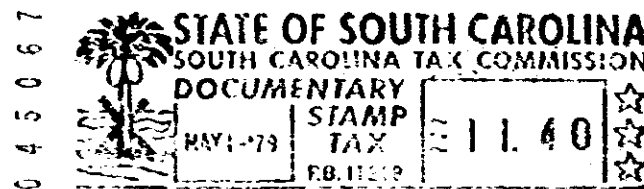
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand, Five Hundred and No/100-(\$28,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the East side of Cardinal Drive, and being known and designated as Lot No. 42 of Cardinal Park Subdivision, property of Oscar L. Ayers, plat of which prepared by R. K. Campbell, dated April 25, 1949, recorded in the R.M.C. Office for Greenville County, in Plat Book W, at Page 27, and having, according to a more recent survey entitled property of Timothy T. McQueen and Alicia H. McQueen, prepared by Carolina Surveying Company, dated April 18, 1979, and recorded in the R.M.C. Office at Plat Book 7E, Page 26, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Cardinal Drive, joint corner of Lots 1 and 42, and running thence with Cardinal Drive, S 25-58 E. 70 feet to an iron pin at the corner of Lot 41; thence with the line of Lot 41, N 68-01 E. 197.1 feet to an iron pin at the joint corner of Lots 7, 8, 41 and 42; thence with the rear line of Lot 7, N 24-34 W. 69.95 feet to an iron pin at the rear corner of Lot 4; thence with the rear line of Lots 4, 3, 2 and 1, S 68-00 W. 198.9 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from Fred C. Roller, Jr., and Carol Ann Roller, dated April 30, 1979, and recorded in the R.M.C. Office for Greenville County herewith.



which has the address of 3 Cardinal Drive Taylors,
(Street) (City)
South Carolina (29687) (herein "Property Address");
(State and Zip 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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