

FILED
GREENVILLE CO. S. C.

MAY 31 4 46 PM '79

GONNIE S. TANKERSLEY
R.M.C.

VOL 1408 PAGE 403

MORTGAGE

THIS MORTGAGE is made this 31st day of May, 19 79, between the Mortgagor, W. T. McQueen and June J. 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 Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 June 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, located, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot 23A on plat entitled "Sheet 1-Huntington", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW at Page 23B, and fronting on Stratton Place, and according to a more recent plat thereof entitled "Property of W. T. McQueen and June J. McQueen", dated May 29, 1979, prepared by Freeland & Associates, recorded in the Greenville County RMC Office in Plat Book 7A at Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of the right-of-way of Stratton Place at the joint front corner of Lots 23A and 24 (said point being 650 feet, more or less, from Huntington Road) and running thence along the joint line of said lots N. 9-49 E., 376.5 feet to an old iron pin at the joint rear corner of Lots 23A and 24; thence N. 86-03 E., 100.0 feet to an old iron pin; thence S. 77-00 E., 170.0 feet to an old iron pin; thence S. 17-11 W., 432.76 feet to a point at the joint front corner of Lots 23A and 23; thence along the right-of-way of Stratton Place N. 67-37 W., 100.9 feet to a point; thence N. 71-56 W., 114.1 feet to a point at the joint front corner of Lots 23A and 24, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Anthony L. Crusco and Myrtle Gail Crusco recorded in the Greenville County RMC Office in Deed Book 1103 at Page 750 on the 31st day of May, 1979.

which has the address of Route 2 Stratton Place, Greenville, (Street) (City)
S.C. 29607 (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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