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BOOK 1481 PAGE 553

Family Federal Savings & Loan Assn. Drawer L Greer, S.C. 29651

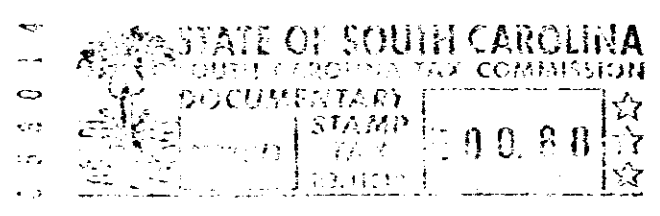
MORTGAGE

THIS MORTGAGE is made this 20th day of September 1979, between the Mortgagor, James E. McClain and Thelma L. McClain Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is, 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand One Hundred... Fifty (\$2,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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 September 1, 1984...

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: lying and being in the Greer Mill Village, in or near the City of Greer, and being more particularly described as lot number NINETY NINE (99), as shown on plat entitled "Subdivision of Greer Mill Village, Greer, S. C.", made by Dalton & Neves, January, 1951, and recorded in the R. M. C. Office for Greenville County in Plat Book "Y" pages 138 and 139. According to said plat, the within described lot is also known as No. 1, Bobo Street and fronts thereon 71 feet.

This is the same property conveyed to the within grantor by Messer Products, Inc., by deed recorded Feb. 24, 1975 in deed book 1014 page 913, Greenville County R. M. C. Office.



which has the address of No. 1 Bobo St. Greer, S. C., 29651 (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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