

301 College St.
Greenville, S.C. S.C.

OCT 29 12 25 PM '79

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

1488 229

THIS MORTGAGE is made this 26th day of October,
1979, between the Mortgagor, Robert C. Maguire
(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").

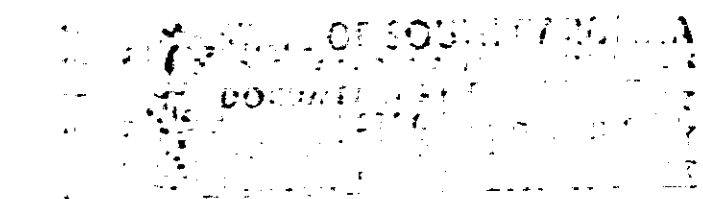
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-four Thousand and
No/100 Dollars, which indebtedness is evidenced by Borrower's
note dated October 26, 1979 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 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 on the Southeastern
side of Canebrake Drive in the County of Greenville, State of South Carolina,
being known and designated as Lot No. 44 as shown on a plat entitled "Canebrake I",
prepared by Enwright Associates, dated August 18, 1975, revised October 6, 1975,
August 25, 1976, recorded in the R. M. C. Office for Greenville County, South
Carolina, in Plat Book 5-P at page 46 and having, according to said plat, the
following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Canebrake Drive at the
joint front corners of Lots Nos. 44 and 45, and running thence with the line of
Lot No. 45 S. 21-15 E. 153.21 feet to an iron pin in the line of Lot No. 65; thence
with the line of Lots Nos. 65 and 66 S. 67-50 W. 85 feet to an iron pin in the
line of Lot No. 43; thence with the line of Lot No. 43 N. 23-06 W. 149.75 feet to an
iron pin on the Southeastern side of Canebrake Drive; thence on a curve to the
right with the edge of Canebrake Drive, having radius of 1,800 feet and an arc
of 90.01 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Bob
Maxwell Builders, Inc., of even date, to be recorded herewith.



which has the address of Lot 44, Canebrake Subdivision, Greer, South Carolina 29651
(State and Zip Code) (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 seised 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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