

301 College Street, Greenville, SC 29601

BOOK 1497 96

GR: FILED
CO. S. C.
MAR 4 2 28 PM '80
DONALD W. HAMMERSLEY
S.C.

MORTGAGE

THIS MORTGAGE is made this 4th day of March, 1980, between the Mortgagor, Lawrence E. McNair, Jr., (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 Forty-One Thousand, Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1980, (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, 1995.....;

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 in the County of Greenville, State of South Carolina, on the southwesterly side of Penwood Lane, being shown and designated as Lot No. 23, on plat of Fontana Forest, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "YY", at Page 171, and more particularly described on a plat entitled Property of Lawrence E. McNair, Jr., dated February 28, 1980, prepared by Carolina Surveying Company, R. B. Bruce, R.L.S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Penwood Lane at the joint front corner of Lots Nos. 23 and 24 and running thence S. 42-30 W. 150 feet to an iron pin; running thence N. 47-30 W. 100 feet to an iron pin in the joint rear corner of Lots Nos. 22 and 23; thence with the joint line of Lots Nos. 22 and 23, N. 42-30 E. 150 feet to an iron pin on Penwood Lane; thence with the southwestern side of Penwood Lane, S. 47-30 E. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bobby J. Staton and Mary E. Staton to be recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
MARCH 11 1980
BY [Signature]
DEPUTY CLERK

which has the address of 23 Penwood Drive Greenville,
(Street) (City)
South Carolina 29609 (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 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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