

FILED
OFFICE OF THE RECORDER OF DEEDS, S. C.

BOOK 1500 PAGE 96

APR 7 1 40 PM '80
DEPT. OF REVENUE
GREENVILLE, S. C.

MORTGAGE

THIS MORTGAGE is made this 4th day of April, 1980, between the Mortgagor, Robert L. McAfee and Shirley Marie McAfee (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 six thousand three hundred fourteen and 98/100 (\$46,314.98) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 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, shown as Lot 35 on plat of Forest Hills dated November 17, 1964 and recorded in the RMC Office for Greenville County in Plat Book BBB at page 45, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Bridgewood Avenue, joint front corner of Lots 34 and 35 and running thence with the joint line of Lots 34 and 35 N. 36-44 W. 280 feet to an iron pin, joint rear corner of Lots 34, 35, 27 and 28; thence along the rear line of Lots 28 and 35 N. 53-16 E. 100 feet to an iron pin, joint rear corner of Lots 35, 36, 28 and 29; thence along the joint line of Lots 35 and 36 S. 36-44 E. 280 feet to an iron pin on the northwestern side of Bridgewood Avenue, joint front corner of Lots 35 and 36; thence along the northwestern right of way of Bridgewood Avenue, S. 53-16 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Perry L. Stillwell dated April 4, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1123 at page 561.

The mortgagee's address is: PO Box 408, Greenville, SC 29602

which has the address of 214 Bridgewood Avenue Greenville,
(Street) (City)

South Carolina (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.

SOUTH CAROLINA — 1980 EDITION — ENMA/ERL/MC UNIFORM INSTRUMENT with amendments through 1984

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