

FILED
GREENVILLE, S. C.

SEP 24 4 22 PM '80

DONNIE S. CAMPBELL
R.M.C.

1517 PAGE 393

MORTGAGE

THIS MORTGAGE is made this 24th day of September, 1980, between the Mortgagor, T. Wayne McDonald, (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").

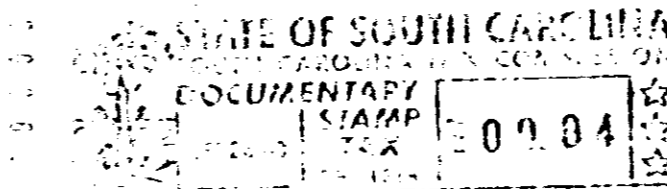
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand Five Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 24, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010

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, with all buildings and improvements, situate, lying and being on the southern side of Stewart Street, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 11 and the adjoining western one-half of Lot No. 10, BLOCK D, KANATENAH, PROPERTY OF F. A. LAWTON, made by J. E. Sirrine and Company, dated August 25, 1923, recorded in the RMC Office for Greenville County, S. C. in Plat Book K, pages 131 and 132, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Stewart Street (which iron pin is located 90 feet northeast of the intersection of Stewart Street with McCuen Street, formerly Mitchell Street) and running thence along the southern side of Stewart Street, N. 63-35 E., 90 feet to an iron pin in the line of Lot 12; thence along the line of said lot, S. 26-30 E., 165 feet to an iron pin; thence along the lines of Lots Nos. 2 and 3, S. 63-35 W., 90 feet to an iron pin; thence through the center line of Lot No. 10, N. 26-30 W., 165 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by deed of Dorothy E. Fay to be recorded simultaneously herewith.



which has the address of 304 Stewart Street Greenville,
(Street) (City)
South Carolina 29605 (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.

4328 RV.2