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S. C.

BOOK 1523 PAGE 405

MORTGAGE

THIS MORTGAGE is made this 3rd day of December,
19 80, between the Mortgagor, Robert T. McCann and Margaret S. McCann

_____, (herein "Borrower"), and the Mortgagee,
Perpetual Federal Savings and Loan Association, a corporation organized and existing under the laws of the State of
South Carolina, whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

RTM
MBM

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Six Thousand Four Hundred
and 00/100 dollars, which indebtedness is evidenced by Borrower's
note dated December 3, 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 January 1, 2011

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 repay-
ment 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.

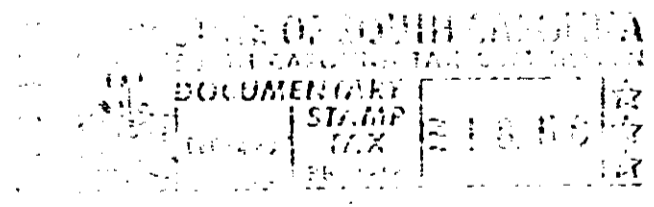
ALL that piece, parcel or lot of land, situate, lying and being on the
southwestern side of Setters Court, in or near the Town of Mauldin,
County of Greenville, State of South Carolina, being known and designated
as Lot 9 as shown on a plat of Hunters Pointe, prepared by Heaner Engi-
neering Co., Inc., dated July 12, 1979, and recorded in the RMC Office
for Greenville County, S. C. in Plat Book 7C-35, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Setters Court at the
joint front corner of Lots 8 and 9, and running thence with the line of
Lot 8, S. 19-21-15 W. 113.51 feet to an iron pin in the line of property
now or formerly of Juster Enterprises; thence with the line of the said
Juster Enterprises property, N. 55-45-02 W. 140.43 feet to an iron pin
at the joint rear corner of Lots 9 and 10; thence with the line of Lot 10,
N. 41-47-40 E. 133.65 feet to an iron pin on the southwestern side of Set-
ters Court; thence with the curve of the southwestern side of Setters
Court, the chords of which are as follows: S. 51-59-12 E. 39.60 feet;
thence S. 35-19-21 W. 57.82 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by Deed
of Ronald Miles Orndorff and Betty J. Orndorff, of even date, to be re-
corded herewith in the RMC Office for Greenville County, S. C.

Mortgagee's address: 907 North Main Street, Anderson, S. C. 29621

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which has the address of 108 Setters Court Mauldin
(Street) (City)
S. C. 29662 (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.

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