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1980
1927-059
MORTGAGE

THIS MORTGAGE is made this 17th day of December, 1980, between the Mortgagor, William Douglas McAfee and Ann B. 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 Twenty Five Thousand and 00/100ths (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 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, 1996;

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 certain piece, parcel, or lot of land with the buildings and improvements thereon, lying and being in the State of South Carolina, County of Greenville, and known and designated as Lot No. 62 on the plat of Green Valley Subdivision, prepared by Piedmont Engineering Co., and dated December 20, 1957, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ at Pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southwest line of Smilax Court, joint front corner of Lot No. 62 and 63, and running thence along the joint line of said lots S. 34-42 W., 282.6 feet to an iron pin in edge of golf course, joint rear corner of Lots Nos. 62 and 63; thence along the edge of said golf course N. 40-07 W., 321.5 feet to an iron pin, joint rear corner of Lots Nos. 61 and 62; thence along the joint line of said lots N. 76-21 E., 244.3 feet to an iron pin in the southwestern line of the turn-around of said Smilax Court, joint front corner of Lots Nos. 61 and 62; thence with the curve of Smilax Court, the chord of which is S. 71-42 E., 50.0 feet to an iron pin; thence S. 56-18 E., 100 feet to the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of R. Carter Henry, dated April 23, 1973, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 973 at Page 168.

This Mortgage is junior in lien to that certain Note and Mortgage given by the Mortgagors herein to First Federal Savings and Loan Association in the principal amount of Seventy-Five Thousand and 00/100ths (\$75,000.00) Dollars dated April 9, 1974, recorded in the RMC Office for Greenville County, South Carolina, in Mortgage Book 1306, Page 636, on April 9, 1974.

which has the address of Route 7 Smilax Court Greenville, South Carolina 29609 (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 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.