

GR: FILED O.S.C.
APR 22 12 05 PM '81
DONNA E. WATKINS
R.M.C.

POD. 1539 REG. 523

MORTGAGE

THIS MORTGAGE is made this 29th day of April, 1981, between the Mortgagor, Thomas B. McCorkle, Jr. (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and NO/100ths (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1981 (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, 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 tract of land lying, situate and being in the State of South Carolina, County of Greenville, in Paris Mountain, and being a portion of Tract Six of the Z. B. Watkins Estate being surveyed by Pickell and Pickell, Engineers, on March 12, 1954, and being resurveyed by C. O. Riddle, R.L.S. #1347, February, 1969, and according to said survey having the following metes and bounds, to-wit:

BEGINNING at an iron pin in an unnamed road, and running thence South 36-08 East 200 feet to a point in the center of said road; thence running South 53-52 West 255.6 feet to an iron pin; thence North 36-08 West 200 feet to an old iron pin; thence running North 53-52 East 255.6 feet to a point in unnamed road, the point of BEGINNING."

This is the same property conveyed unto Thomas B. McCorkle, Jr., by deed of Thomas B. McCorkle dated February 24, 1981, and recorded in the R.M.C. Office for Greenville County, South Carolina, on March 2, 1981, in Deed Book 1143, at Page 543.

which has the address of 224 Scalybark Road 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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