

STATE OF SOUTH CAROLINA
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MORTGAGE

THIS MORTGAGE is made this 30th day of November, 1981, between the Mortgagor, J. Walter McGee and Yvonne C. McGee, (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 Sixty-five Thousand Fifty and No/100 (\$65,050.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 December 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 90, Sheffield Forest Subdivision, Section III, according to a plat thereof prepared by Carolina Engineering and Surveying Company, dated May 26, 1975 and recorded in the R.M.C. Office for Greenville County in Plat Book III at Page 157, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Confederate Circle at the joint front corner of Lots 90 and 91 and running thence with the common line of said lots N. 17-56 E. 199.2 feet to an iron pin; running thence S. 45-15 E. 160.0 feet to an iron pin at the joint rear corner of Lots 89 and 90; running thence with the common line of said lots S. 41-37 W. 167.3 feet to an iron pin on the northeastern side of Confederate Circle; running thence with the line of said Confederate Circle N. 53-0 W. 80.0 feet to the point of beginning.

This is the same property which the Mortgagors herein received by general warranty deed of Jon A. Poston and Sharon J. Poston dated November 16, 1981, and recorded in the Greenville R.M.C. Office in Deed Book 1153 at Page 281.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s) or on the premises.

which has the address of 410 Confederate Circle Greenville,
(Street) (City)

South Carolina 29687 (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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