

RECORDED
S. C.
JUL 14 '82
RSLEY

LONG, BLACK & GASTON

BOOK 1569 PAGE 904

MORTGAGE

THIS MORTGAGE is made this 11th day of May, 1982, between the Mortgagor, JON W. MCCARTY, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty Four Thousand Five Hundred Dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2012.....;

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 87 on plat of Heritage Lakes Subdivision, which plat is of record in the R.M.C. Office for Greenville County in Plat Book 6H-18, and having, according to a more recent survey prepared by Clarkson Surveying Company, dated May 11, 1982, entitled "Property of Jon W. and Sharon R. McCarty, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Harness Trail at the joint front corner of Lots 88 and 87, and running thence with the joint line of said lots, S. 44-36-20 E. 195 feet to an iron pin; thence S. 45-23-40 W. 110 feet to an iron pin, joint rear corner of lots 86 and 87; thence with the joint line of said lots, N. 44-36-20 W. 195 feet to an iron pin on the southeasterly side of Harness Trail; thence with the southeasterly side of Harness Trail, N. 45-23-40 E. 110 feet to an iron pin, the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of H. E. Freeman Construction Co., Inc., dated July 28, 1980 and recorded July 29, 1980, in the RMC Office for Greenville, County in Deed Book 1129 at Page 957.



which has the address of 906 Harness Trail Simpsonville, South Carolina 29681 (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.

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