

SEP 14 4 53 PM '82

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1580 PAGE 359

MORTGAGE

THIS MORTGAGE is made this 14th day of September, 1982, between the Mortgagor, Ralph E. McClain, Jr. and Jean McClain, (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-Nine Thousand Four Hundred Fifty and No/100 (\$49,450.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 October 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 on the eastern side of Idonia Drive, in the County of Greenville, State of South Carolina, being shown and designated on a plat entitled "Rosewood Park, Lot 6, Property of Ralph E. McClain & Jean McClain" prepared by Freeland & Associates, dated September 13, 1982, and having according to said plat the following metes and bounds;

BEGINNING at an iron nail on Idonia Drive and running thence N. 40-54 E. 40.14 feet to an iron nail on Ikes Road; thence turning and running along Ikes Road N. 75-03 E. 55.0 feet to an old iron; thence leaving said road and running S. 15-00 E. 153.1 feet to an old iron; thence turning and running S. 74-40 W. 138.7 feet to an old iron on Idonia Drive; thence with Idonia Drive N. 6-00 E. 140.8 feet to an iron nail, the point of beginning.

The above described property being the same property conveyed to Mortgagors herein by deed of Village Properties, a South Carolina General Partnership, dated and recorded September 14, 1982, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1113 at Page 800.

The above property is subject to such restrictions, setback lines, zoning ordinances, utility easements, and rights-of-way, if any, as may affect the above described property.

which has the address of 1 Idonia Drive, Taylors,
(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 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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