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DEC 21 5 51 PM '82
TINSLEY

MORTGAGE

BOOK 1589 PAGE 611

THIS MORTGAGE is made this 20th day of December 19. 82, between the Mortgagor, Jack H. McCauley and Nekoda L. McCauley (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is P. O. Box 969, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of (\$133,893.00) One hundred thirty-three thousand eight hundred ninety-three and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 January 20, 1993

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 County of Greenville, State of South Carolina, and according to a plat prepared of said property by Clifford C. Jones, R. L. S., December 14, 1982, and which said plat is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 9-H, at Page 63, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Rutherford Road, joint front corner with property now or formerly belonging to Jones, and running thence with the common line of property belonging to the said Jones and Brown, N. 51-49 W. 238.5 feet to an old iron pin; thence, N. 51-30 W. 54.9 feet to an old iron pin; thence running with the common line of property now or formerly belonging to Graves, N. 36-16 W. 119.8 feet to an old iron pin, joint corner with property now or formerly belonging to Tinsley; thence running with the common line with Tinsley, N. 63-30 E. 87.5 feet to an old iron pin; thence continuing with the common line with Tinsley, S. 71-38 E. 127.58 feet to an old iron pin; thence continuing with the common line with Tinsley, S. 63-27 E. 256.76 feet to an iron pin on the edge of Rutherford Road; thence running with the edge of said Road, S. 38-23 W. 205.8 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to mortgagors herein by deed of W. Daniel Yarborough, Jr., as Master in Equity for Greenville County, of even date herewith, which said deed is being recorded simultaneously with the within instrument.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
53.56

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which has the address of Rutherford Road, Greenville, South Carolina (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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