



BOOK 1605 PAGE 264
Documentary Stamps are figured on
the amount financed: \$ 6,644.19

MORTGAGE

THIS MORTGAGE is made this 11th day of April 1983, between the Mortgagor, Robert J. McGinn Jr. and Teri Marguerite McGinn (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Seven hundred ninety-five and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 11, 1983 (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 15, 1987

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, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 2, Section 2, Colonial Hills, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in plat Book RR at Page 185, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of Creighton Street, joint front corner Lots 2 and 3, and running thence N. 80-15 W 150 feet to an iron pin; thence N. 9-45 E. 100 feet to an iron pin; thence S. 80-15 E. 150 feet to an iron pin on Creighton Street, joint front corner Lots 1 and 2; thence along Creighton Street 9-45 W. 100 feet to an iron pin, the point of beginning.

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

This is the same property conveyed by deed of 9-29-77 unto Robert J. McGinn, Jr. and Teri Marguerite McGinn, dated 9-29-77 recorded 9-29-77 in volume 1065 at page 858 of the RMC office for Greenville County. Deeded by Earline M. Collins (formerly Earline M. Clark).

which has the address of 2 Creighton Road, Taylors, South Carolina 29687 (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 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.

