

GREENVILLE S.C.
JUN 1 1 34 PM '83
DONNIE R.P.C. KEY

MORTGAGE

BOOK 1609 PAGE 414

THIS MORTGAGE is made this 25 day of May 19 83, between the Mortgagor, ERROL G. McCOY AND CAROLYN E. McCOY (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").

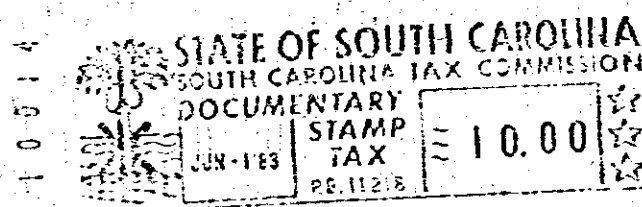
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1998;

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 lot of land situate on the Southeastern side of Knollwood Drive in the County of Greenville, State of South Carolina, being shown as Lot No. 22 on a plat of Knollwood Heights Subdivision, recorded in Plat Book WW at Page 8 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Knollwood Drive at the joint front corner of Lot 22 and Lot 23 and running thence with Knollwood Drive, N. 35-57 E. 98 feet to an iron pin; thence N. 29-49 E. 75 feet to an iron pin; thence N. 18-39 E. 50 feet to an iron pin; thence S. 40-25 E. 221.9 feet to an iron pin; thence S. 33-43 W. 160 feet to an iron pin at the joint rear corner of Lot 22 and Lot 23; thence with Lot 23, N. 56-20 W. 199.25 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Eleanor Hunt Bishop recorded on August 10, 1972 in Deed Book 951 at Page 452 in the R.M.C. Office for Greenville County.



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which has the address of Route No. 6, Knollwood Drive, Greenville, South Carolina 29607 (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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