

FILED
GREENVILLE

AUG 19 1983

MORTGAGE

THIS MORTGAGE is made this 17th day of August 1983, between the Mortgagor, John T. McCall (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 Seven Thousand Five Hundred Seventy Eight and 04/100 (\$7,578.04) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 August 30, 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 Spartanburg State of South Carolina.

All that piece of land in the County of Greenville, State of South Carolina, with all improvements thereon, shown and designated as Lot FOUR (4) on a survey for Jack L. West and Linda West, dated December 4, 1970, by W.N. Willis, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, Page _____.

Block Map Reference: 436-621.1-1-4.

Also, all that piece of land in the County of Greenville, State of South Carolina, with all improvements, known and designated as LOT TWO (2) on a survey for Jack L. West and Linda West, dated December 4, 1970, by W. N. Willis, and recorded in the R.M.C. Office for Greenville County in Plat Book _____, Page _____. There is excepted and reserved from this conveyance all that portion of LOT TWO (2) previously conveyed to Wm. E. Huntley in Deed Book 1126, Page 878, R.M.C. Office for Greenville County, South Carolina.

All that piece of land in the County of Greenville, State of South Carolina, with all improvements thereon, BEGINNING at a point of intersection of COUNTY ROAD and HWY 14, thence S9 W 211.3 feet to a point; thence, N88 W 230 feet to a point; thence, S11 E 133 Feet to a point; thence, S11 15W 38.5 feet to a point; thence, N81 30W approximately 47 feet to a point; thence, N11 30W 262.2 feet to a point; thence, N71 S2E approximately 55 feet; thence, N71 S2E 288.8 feet to a point, the point of BEGINNING.

This being the same property conveyed to mortgagor John T. McCall by deed from Eagle Nest, Inc. dated August 17 1983 to be recorded in the R.M.C. Office for Greenville County herewith.

which has the address of Hwy 14 Greenville County 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.

SOUTH CAROLINA - RECORDING ACT UNDER INSTRUMENT

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