

GREENVILLE

P. O. Box 408
Greenville SC 29602

BOOK 1626 PAGE 714

MORTGAGE

THIS MORTGAGE is made this 16th day of September,
1983, between the Mortgagor, George A. McElrath and Bennie G. McElrath,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 Fifteen thousand two hundred
forty five and twelve cents Dollars, which indebtedness is evidenced by Borrower's
note dated 09-16-83, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Sept 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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter
constructed thereon, situate, lying and being in the State of South Carolina, County of
Greenville being known and designated as Lot No. 4 as shown on a plat of property of
the grantor prepared by Terry T. Dill, RCE, August 1959 excluding 39.4 feet of the south-
east portion of said lot for a street right-of-way and being more particular described
according to Plat recorded in the RML office of Greenville County in Plat Book 00 at
page 531, as follows, to wit:

BEGINNING at a stopper in Rutherford Road and running thence S. 28-41 E. 300.0 feet
to an iron pin; thence N. 60-41 E. 149.3 feet to the street right-of-way; thence with
the street right-of-way N. 29-17 W. 300.0 feet to a stopper in said Rutherford Road;
thence S. 60-41 W. 146 feet, to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of J. B. Howard
and Pearl S. Howard, and recorded in the RMC Office for Greenville County, on 10-24-66,
in Deed Book 808, and page 172.

This is a second mortgage and is junior in lien to that mortgage executed by George
A. McElrath and Bennie G. McElrath, in favor of Greer Federal, which mortgage is recorded
in the RMC Office for Greenville County, in Book 1314, and page 45.

OFFICE OF SOUTH CAROLINA
RECORDS & DEEDS
PROPERTY TAX COLLECTION
STAMP
TAX 06.12

which has the address of Rt 5 Rutherford Rd Taylors,
(Street) (City)
SC 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.

400 3 5331A01

0714

4328-RV-23