

FILED
GREENVILLE, S.C.
JAN 18 1984
JUNIOR CLERK
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 18 day of January, 1984, between the Mortgagor, JOHNNY J. McCARTER, (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").

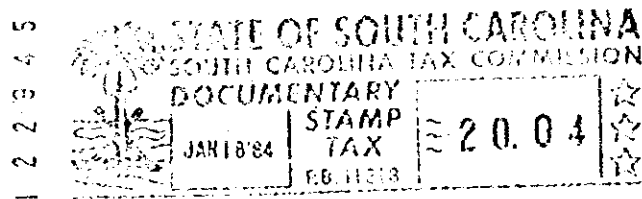
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY THOUSAND NINETY-NINE AND 04/100 (\$50,099.04) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 30, 1994.....;

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 tract of land with all improvements thereon in the County of Greenville, State of South Carolina, containing 16.60 Acres according to plat of the Property of Albert McCarter, Et. Al., made by John A. Simmons, Registered Surveyor, on March 9, 1981, said tract being known and designated as Tract #1, and having the following courses and distances, to wit:

BEGINNING at nail and cap or iron pin in Brushy Creek Road at joint front corner of Tracts 1 & 2 and running thence along center of Brushy Creek Road N. 33-12 W. 361.05 feet to iron pin; running thence along line of property of Evelyn J. Phillips and Eugene Kemp Hart N. 67-58 E. 3037.9 feet to point on Enoree River; thence with Enoree River as line S. 37-42 W. 132 feet; thence continuing with River as line S. 10-27 E. 78 feet to iron pin at joint rear corner of Tracts 1 & 2; running thence along joint line of property owned by Johnny J. McCarter and Robert F. McCarter S. 63-41 W. 2,846.5 feet to nail and cap in Brushy Creek Road, beginning corner.

This being same property conveyed to Mortgagor herein by deed of Albert W. McCarter, et al, recorded October 29, 1981, in Deed Book 1157, page 493.



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which has the address of 2112 Devenger Road, Greer, (Street) (City) S. C. 29651 (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 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.

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