

MORTGAGE

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FILED GREENVILLE CO. S. C.

JAN 21 11 21 AM '84 THIS MORTGAGE is made this 24th day of January 1984, between the Mortgagor, Cecil L. McJunkin and Juanita S. McJunkin, R.M.C. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 24, 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 February 1, 2009

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, tract, or parcel of land lying between new Hardsurface Buncombe and old road bed, being in Bates Township, county and state aforesaid, on west side of hardsurface road, adjoining other lands of the assignor on the east and south, and other lands of the assignee on the west, and about one mile from Locust, and having the following metes and bounds:

BEGINNING on I.P. on corner of Mountain Grove Church lot, thence N. 77 1/4 W. 2.12 chains to stone in old road, thence N. 62 1/2 W. 5.15 chains to I.P. on west side of Hardsurface Road, thence N. 34 1/2 E. .16 of a chain to point in center of hardsurface road, then S. 79 1/2 E. 7.88 chains to point in center of hardsurface road, thence S. 21 1/2 W. 1.78 chains to I.P. in west edge of old road, thence N. 82 W. .60 of a chain to the beginning corner, and containing .88 of an acre, more or less, according to survey made by J. Earle Freeman, March 28, 1934.

ALSO: ALL that tract of land located in Bates Township on Sandy Flat Road between Greer and Buncombe Road containing 3.47 acres, and having the following metes and bounds: BEGINNING at a post oak on Ella McGowans line and runs S. 66 E. 554 feet to large chestnut oak, thence N. 17 1/2 E. 110 feet to an iron pin; thence N. 14 1/2 E. 166.5 to iron pin corner of Mt. Grove Church lot; thence N. 75 1/4 W. 140.3 feet to center of old road; thence 62 1/2 W. 420 feet to point in new road one foot from northern edge of hard surface; thence S. 14 1/2 W. 281 feet, to the beginning corner.

ALSO: ALL that parcel, tract or lot of land lying on west side of Sandy Flat Road, but not bordering on said road, Bates Township, county and state aforesaid, adjoining lands of Mountain Grove Church, Hazekiah McGowan, and E. M. Bishop Estate, and having the following metes and bounds:

BEGINNING at a post oak near a house belonging to S.D. McJunkin, thence S. 15-3/4 W. 13.14 chains to a stone at junction of two gullies, thence S. 57 1/2 E. 2.90 chains to an iron pin thence S. 54-3/4 E. 5.37 chains to an iron pin on north edge of McKinney Road at a bridge, thence with said road N. 59 E. 5.40 chains to a point on south side of McKinney Road, thence N. 10 1/2 E. 2.50 chains to an iron pin in north edge of McKinney Road, thence N. 8 1/2 E. 7.20 chains to an iron pin in north edge of said road, thence N. 40-3/4 E. 3.40 chains to iron pin in north road tract of McKinney Road, thence N. 85 1/2 W. 3.46 chains to iron pin on corner of Mountain Grove Church lot, thence S. 17 1/2 W. 1.66 chains to a chestnut oak, thence N. 66 W. 8.39 chains to the beginning corner, and containing fifteen and thirty-two hundredths acres (15.32), more or less according to survey made by J. Earle Freeman December 28, 1937.

CONTINUATION OF DESCRIPTION ON ATTACHED SHEET which has the address of Highway 290, Travelers Rest, South Carolina 29690 (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.

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