

FILED
GREENVILLE, S.C.
FEB 27 8 33 AM '84

MORTGAGE

R.H.C.
THIS MORTGAGE is made this 21 day of February, 1984, between the Mortgagor, ROBERT F. 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 & 04/100 (\$50,099.04) Dollars, which indebtedness is evidenced by Borrower's note dated February 21, 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 29, 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 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 #2, and having the following courses and distances, to wit:

BEGINNING at nail and cap at joint front corner of Tracts 2 and 3, Tract 2 being owned by Robert F. McCarter and Tract 3 by Albert W. McCarter, and running thence along center of said road N. 33-12 W. 361.05 feet to iron pin at joint front corner of Tracts 1 & 2; running thence along the joint line of property owned by Johnny J. McCarter and Robert F. McCarter N. 63-41 E. 2846.5 feet to iron pin at Enoree River; thence with Enoree River as line S. 10-27 E. 80 feet; thence continuing with said River as the line S. 57-03 E. 93.8 feet; running thence with said Enoree River S. 73-22 W. 148 feet to iron pin; thence continuing with said River S. 28-44 E. 55 feet to joint rear corner Lots 2 & 3; running thence along the joint line of property of Robert F. McCarter and Albert W. McCarter S. 61-51 W. 808.1 feet to iron pin; thence continuing along Albert W. McCarter and Robert F. McCarter line S. 59-17 W. 1883.4 feet to nail and cap in Brushy Creek Road, the 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 492.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
20.04

which has the address of 112 Silver Pine Court, Greer (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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