

First Federal Savings & Loan Assn.
of Spartanburg
380 E. Main St. Spartanburg, S.C. 29304

MORTGAGE

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THIS MORTGAGE is made this 22nd day of February 1984, between the Mortgagor, Douglas M. MacDonald and Ruby N. Morgan (herein "Borrower"), and the Mortgagee, FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SPARTANBURG, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 380 East Main Street, Spartanburg, South Carolina 29304 (herein "Lender").

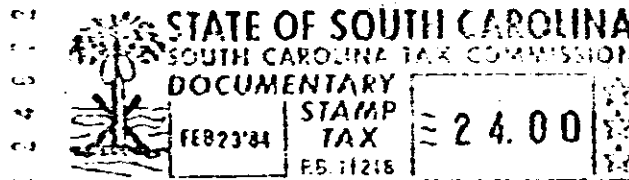
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and no/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2014;

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 further 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 1.88 acres on a plat entitled "Property of Douglas M. McDonald and Ruby N. Morgan" prepared by Carolina Surveying Company dated February 22, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-H at Page 96 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Patrol Club Road at the joint corner with Lot 11, Paris Point Subdivision and running thence along the center of Patrol Club Road N 20-31 E 126.3 feet to an old spike; thence continuing along the center of Patrol Club Road N 47-07 E 74.8 feet to an old spike; thence continuing along the center of Patrol Club Road N 80-03 E 118.1 feet to an old iron pin; thence continuing along the center of Patrol Club Road S 75-08 E 60.3 feet to an old spike; thence continuing along the center of a private drive S 45-00 E 78.3 feet to an old spike; thence continuing along the center of said private drive S 67-51 E 58.4 feet to an old iron pin; thence running S 9-57 W 245.1 feet to an old iron pin; thence running N 66-59 W 370.5 feet to an old nail in the center of Patrol Club Road, being the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of T. D. Burnette and Cynthia T. Burnette of even date to be recorded herewith.



which has the address of Route 7, Patrol Club Road Greenville S.C. (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.