

REC-11177
JUL 3 1 52 PM '84
S.C.

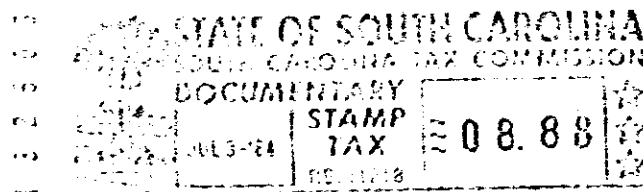
MORTGAGE

THIS MORTGAGE is made this 13th day of June 1984 between the Mortgagor Donald G. McKellar and Yvonne S. McKellar (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-NINE THOUSAND SIX HUNDRED AND NO/100 (\$29,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 June 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 certain piece, parcel or lot of land, situate, lying and being in the State and County aforesaid, on the Northeast side of the Few's Bridge Road near Gum Springs Pentecostal Church, about ten miles Northwest of Greer, containing Eighty-four Hundredths (.84) of an acre, more or less, and having the following courses and distances, to-wit: Beginning at a Nail and Cap in the center of said road, joint front corner with the Mrs. J. A. Stewart lands, and running thence N. 17-55 W. 100 feet to a Stake; thence N. 2-15 E. 100 feet to a Stake; thence N. 10-45 E. 100 feet to a Stake; thence N. 16-15 E. 100 feet to an Iron Pin; thence a new line N. 66-18 W. 76.1 feet to an Iron Pin; thence S. 21-12 W. 325.2 feet to a Nail and Cap in said road (Iron Pin back on line at 25.2 feet); thence with said road S. 55-15 E. 203 feet to the beginning point. Bounded by said road, and by lands now or formerly owned by Paul E. Stewart and Mrs. J. A. Stewart. This is the same property conveyed to Ansel M. Robertson and Thelma Faye Robertson by Wayne Allen Reid, et al., by deed recorded in the R.M.C. Office for said County on October 18, 1971, in Deed Book 927 at page 590, and by Frank P. McGowan, Jr., Master, by deed recorded in said Office on October 18, 1971, in Deed Book 927 at page 598, and the same property conveyed to the Mortgagors herein by Ansel M. Robertson and Thelma Faye Robertson by deed to be recorded forthwith in said Office. For a more particular description see plat prepared for Paul E. Stewart by H. S. Brockman, Reg. Surveyor, dated May 8, 1950, and amended in August, 1958, and which amended plat has been recorded in said Office in Plat Book FF, page 556.



which has the address of Route 2, Taylors, S. C. 29687 (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 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.

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