

1078-570

MORTGAGE

THIS MORTGAGE is made this 8th day of August, 1984, between the Mortgagor, Ira Lee McKinney and Helen B. McKinney, (also signs sometimes as Elizabeth H. McKinney) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

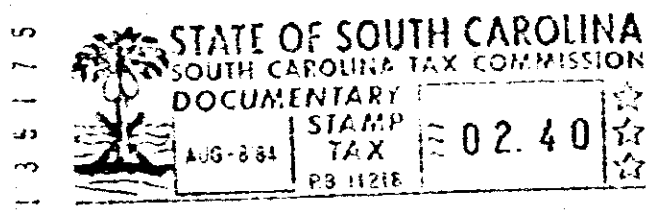
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and 00/100 (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 10, 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 certain piece, parcel, or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in Butler Township, in the Rocky Creek Baptist Church Community, containing 1.05 Acres, more or less, as shown on plat entitled "Property of J. Morris and Rita R. Bagwell", dated July 11, 1984, prepared by John A. Simmons, R.L.S., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in cap in the center of Shady Brook Lane at the joint front corner of subject lot and other property owned by the Grantees herein approximately 1354.66 feet more or less from State Highway No. 14, and running thence up Shady Brook Lane S. 45-57 E. 41.36 feet, S. 44-37 E. 89.50 feet, S. 40-12 E. 29.80 feet to a point on the Eastern side of Shady Brook Lane; thence in Southwestern direction with other property of Joseph Morris and Rita R. Bagwell S. 63-35 W. 335.30 feet to branch line (iron pin located 10 feet back on line); thence with the branch as the line N. 17-21 W. 154.88 feet to a point in branch line, joint rear corner of subject property and other property of Grantees; thence in a North-eastern direction (an iron pin being located 5 feet back on line from branch) with other property of Grantees N. 63-35 E. 262 feet to the point of beginning (iron pin back on line at 24.2 feet).

DERIVATION: This being the same property conveyed to the Mortgagors herein by deed of Joseph Morris Bagwell and Rita R. Bagwell of even date to be recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 1218, at Page 911.



which has the address of 11 Shady Brook Lane, Route 15, Greenville, S. C. 29607 (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.