

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

RECORDED
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RMC OFFICE
GREENVILLE

MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1980, between the Mortgagor, Russell J. McKinnon and Sandra J. McKinnon, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 Thirty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1980, (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 1, 2000;

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 with the buildings and improvements thereon, lying and being on the southeasterly side of Sun Meadow Road near the City of Greenville, South Carolina, being known and designated as Lot No. 119 on a plat entitled "Map No. 5, Sugar Creek" as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6H at page 2 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the southeasterly side of Sun Meadow Road, said pin being the joint front corner of lots 118 and 119 and running thence with the common line of said Lot S. 46-48-38 E. 169.13 feet to an iron pin, the joint rear corner of lots 118 and 119; thence N. 45-16-51 E. 130.08 feet to an iron pin, the joint rear corner of lots 119 and 120; thence with the common line of said lots N. 48-26-40 W. 175.68 feet to an iron pin on the southeasterly side of Sun Meadow Road; thence with the southeasterly side of Sun Meadow Road S. 42-22-21 W. 121.33 feet to an iron pin; thence continuing with Sun Meadow Road S. 43-11-22 W. 3.67 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of M. G. Proffitt, Inc., dated June 1, 1978, and recorded June 2, 1978, in Deed Book 1080 at Page 324 in the RMC Office for Greenville County.

This is a second mortgage and is junior in lien to that mortgage executed to First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 1423 at Page 772.

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which has the address of 109 Sun Meadow Road Greer, South Carolina (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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