

REC'D
S. C.
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BOOK 1546 PAGE 682

MORTGAGE

THIS MORTGAGE is made this 10TH day of July, 1981, between the Mortgagor, Michael J. McInerney and Barbara J. McInerney (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P. O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand and no/100- Dollars, which indebtedness is evidenced by Borrower's note dated July 10, 1981 (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, 2011.

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 lot of land situate, lying and being on the eastern side of Bloomfield Lane, in the County of Greenville, State of South Carolina, shown and designated as Lot No. 154 on a plat of Devenger Place, Section 10, recorded in the RMC Office for Greenville County in Plat Book 7-C, at page 6, and having, according to said plat, and a more recent plat entitled "Property of Michael J. McInerney and Barbara J. McInerney, prepared by Freeland & Associates, dated July 1, 1981, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Bloomfield Lane at the joint front corner of Lots 153 and 154, and running thence with the line of Lot 153, S. 88-49 E. 160 feet to an iron pin; thence S. 1-11 W. 85 feet to an iron pin in the line of Lot No. 155; thence with the line of Lot 155, N. 88-49 W. 160 feet to an iron pin on the eastern side of Bloomfield Lane; thence with the eastern side of Bloomfield Lane, N. 1-11 E. 85 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of John A. Bolen, Inc., dated 7-10-81, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1151, at page 524, on July 10, 1981.

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
2120

which has the address of 204 Bloomfield Lane, Greer (City) S. C. 29651 (State and Zip Code) (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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