

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
JUL 2 1984  
STAMP  
TAX \$03.03

VOL 1670 PAGE 378

**MORTGAGE** 2 11 02 AM '84

THIS MORTGAGE is made this 26th day of June, 1984, between the Mortgagor, Sara Jane McCauley, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Ten Thousand, Eighty Three Dollars and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 26, 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 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 2.1 acres, situate on the southwesterly side of U.S. Highway 276, and having, according to a survey prepared by W.R. Williams, Jr., R.L.S., dated July 1, 1970 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-H at Page 57, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of U.S. Highway 276 in line of property now or formerly of C.A. Henson, Jr., and running thence with U.S. Highway 276, N. 19-45 W. 104.9 feet; N. 28-15 W. 100 feet; and N. 35-14 W. 105 feet to an iron pin; thence S. 33-56 W. 200 feet to an iron pin; thence S. 43-18 W. 195.9 feet to an iron pin; thence S. 42-25 E. 238 feet to an iron pin in line of property now or formerly of Henson; thence with line of Henson, N. 47-15 E. 310.2 feet to the point of beginning.

LESS, however, that portion of the property heretofore condemned by the South Carolina Highway Department.

DERIVATION: This being the same property conveyed to the mortgagor by deed of J. David McCauley and recorded in the R.M.C. Office of Greenville County dated April 2, 1979 in Book 1099 Page 665.

This is a second mortgage and junior in lien to that mortgage executed by Sara Jane McCauley to Poinsett Federal Savings and Loan which mortgage is recorded in the R.M.C. Office of Greenville County in Book No. 1169 Page 460 Date 15 Oct. 1970.

which has the address of Rt. 4, Box 482, Travelers Rest, (City) South Carolina 29690 (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.

400 3 1A01