

FILED
GREENVILLE CO. S. C.
MAR 1 12 53 PM '79
DONNIE S. TANKERSLEY
R.M.C.

BOOK 71 PAGE 1279
VOL 1464 PAGE 959

MORTGAGE

THIS MORTGAGE is made this 30th day of April, 1979, between the Mortgagor, Timothy T. McQueen and Alicia H. McQueen (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 Twenty-Eight Thousand Five Hundred and No/100-1523.500.00 Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness if not sooner paid due and payable on May

BEGINNING at an iron pin on the East side of Cardinal Drive, joint corner of Lots 1 and 42, and running thence with Cardinal Drive, S 25-58 E, 70 feet to an iron pin at the corner of Lot 41; thence with the line of Lot 41, N 63-01 E, 197.1 feet to an iron pin at the joint corner of Lots 7, 8, 41 and 42; thence with the rear line of Lot 7, N 24-34 W, 69.95 feet to an iron pin at the rear corner of Lot 4; thence with the rear line of Lots 4, 3, 2 and 1, S 68-00 W, 198.9 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from Fred C. Roller, Jr., and Carol Ann Roller, dated April 30, 1979, and recorded in the R.M.C. of Greenville County herewith.

First Federal Savings and Loan Association
of Greenville, S. C.

Handwritten: Nancy C. Williams
7039
Aug 29 1980

Handwritten: Press Patricia Williams
which *Handwritten:* Taylor
Donnie S. Tankersley

South Carolina (29637) (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.

SOUTH CAROLINA — 1 in 4 Family — 6 73 — ENCL. THERE UNIFORM INSTRUMENT with amendments adding Para. 24.

Vertical handwritten: W. Dennis Chamberlain

Vertical handwritten: GCTO 2 MY 1 79 781

Vertical handwritten: 3.5001

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
RECORDED
1980
AUG 29 10 35 AM '80
DONNIE S. TANKERSLEY

1279

4328 RV.2