

MORTGAGE

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THIS MORTGAGE is made this 23 day of November 1977, between the Mortgagor, JAMES R. ADAMS AND MARY C. ADAMS (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of South Carolina whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand Two Hundred and 00/100 (\$23,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2002.

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 Saluda Township, state and county aforesaid, and being known as and being a part of the land conveyed by E. Inman, Master to Eliza Cox dated August 5, 1949, and recorded in the R.N.C. Office for Greenville County in Deed Book 388 at Pages 192, 193 and 194. Said property being more completely described by a plat and survey made by Jones Engineering Service, dated November 18, 1972, with the following metes and bounds, to-wit:

BEGINNING on a nail and cap in the center of county road (iron pin set in line 31 feet the point of beginning) and running thence N. 32-02 E. 336.3 feet across Old Farm Road to an iron pin; thence N. 33-48 E. 210.5 feet to an old stone; thence S. 27-06 E. 340.2 feet (iron pin in line at 231.2 feet from old stone) to an iron pin; thence S. 50-44 W. 296 feet to a nail and cap in the center of county road (iron pin in line at road right-of-way); thence with center of county road to a nail and cap in the center of said road, N. 82-30 W. 100 feet to a point in the center of road; thence S. 80-01 W. 65.4 feet with center of road to the beginning corner. Containing 2.2 acres, more or less.

BEING the same property conveyed to the Mortgagors herein by deed of Eliza Cox, said deed being dated February 14, 1973, and recorded in the R.N.C. Office for Greenville County in Deed Book 968 at Page 37.

which has the address of Talley Bridge Road Greenville, S. C. (Street) (City) (herein "Property Address"); (State and Zip Code)

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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