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MORTGAGE

THIS MORTGAGE is made this 2nd day of December 1977, between the Mortgagor, John T. McCombs, Jr. and Jean C. McCombs (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, 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 Fourteen Thousand Five Hundred and No/100 (\$14,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 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 December 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 lot of land in the County of Greenville, State of South Carolina, in Bates Township, known as Lot 41 on plat of Nannie K. Hunt Estate, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book AA at Page 134 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Gilreath Street at a small road leading to the home of H.H. Babb, at the corner of property of Elizabeth N. and B.F. Daniel, being approximately 220 feet south of the intersection of Elizabeth Street, and running thence along Gilreath Street S. 26-15 E. 210 feet to an iron pin at the corner of Lot 42; thence along said lot S. 63-30 W. 159 feet to an iron pin; thence N. 9-44 E. 266 feet to the point of beginning; said lot being triangular in shape.

This being the identical property conveyed to the mortgagors by deed of B.R. Davis, recorded in the R.M.C. Office for Greenville County in Deeds Book 728 at Page 78 on July 22, 1963.

which has the address of Route #2, Hunt Street, Travelers Rest, S. C. 29690 (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.