

MORTGAGE

1418 377

THIS MORTGAGE is made this day of 1977, between the Mortgagor, (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of 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 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 State of South Carolina:

All the piece, parcel or lot of land in Township, lying on the west side of State Highway No. 252 (Old State Road) and bounded by lands of Gideon Neen and W. L. Hiram and containing Twenty-eight and 25/100 Acres, more or less and having the following meter and bounds:

BEGINNING at an iron pin corner of Gideon Neen land on the west side of Highway running thence N. 88-00 W. 12.00 chains to stake; thence S. 8-00 W. 13.60 chains to rail in center of West Brook Church road; thence along road S. 42-43 E. 1.97 chains to iron pin; thence S. 89-30 W. 2.07 chains to iron stake; thence N. 82-10 E. 1.71 chains to point in road; thence S. 57-35 E. 1.20 chains to point in road; thence S. 49-10 E. 4.25 chains to iron pin; thence N. 91-00 W. 5.13 chains to iron pin on east edge of highway; thence N. 31-31 E. 2.30 chains to point in center of highway; thence N. 31-00 W. 3.31 chains to point in highway; thence N. 25-00 W. 7.43 chains to point of beginning.

This being the same property conveyed to G. L. Hiram recorded in the Public Office for Greenville County, South Carolina, in Book Book 529 at page 375, recorded on May 16, 1955.

which has the address of (Street) (City) South Carolina 29690 (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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