

Mortgagee's Address:
203 State Park Rd.
Greenville, SC 29690

MORTGAGE

FILED
GREENVILLE CO. S. C.

THIS MORTGAGE is made this 15th day of December 1977 between the Mortgagor, GORDON E. MANN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, S. C., 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 SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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, 1997.

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 on the east side of Fourth Street in Section No. 6 of Judson Mills Village near the City of Greenville in the County of Greenville, State of South Carolina, being known and designated as LOT NO. 58 as shown on a plat of Section No. 6 of Judson Mills Village, made by Dalton & Neves, Engineers, November 1941, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book K at pages 106 and 107 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the point of intersection of the east side of Fourth Street and the southwest side of D Street and running thence with the southwest side of D Street S 48-06 E 126 feet to an iron pin, corner of Lot No. 57; thence with the line of Lot No. 57 S 1-37 E 62.2 feet to an iron pin, point rear corner of Lots No. 58 and 59; thence with the line of Lot No. 59 S 88-20 W 77.57 feet to an iron pin on the east side of Fourth Street; thence with the east side of Fourth Street N 1-40 W 75.4 feet to an iron pin; thence continuing with the east side of Fourth Street N 12-12 W 74.9 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Sandra B. Medlin and Ruby Lee W. Boger, recorded on October 11, 1977, in Deed Book 1066 at page 568 in the RMC Office for Greenville County.

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which has the address of 26 Fourth Street, Judson Greenville, S. C. 29611 (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.

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