

GREENVILLE CO. S. C.

1420 372

MORTGAGE

THIS MORTGAGE is made this 5th day of January 1978 between the Mortgagor, Frankie R. Styles (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of the State 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 Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1998

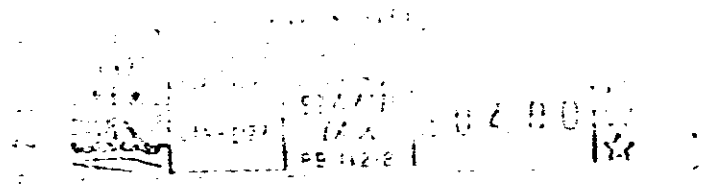
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, in the Town of Travelers Rest, situate, lying and being on the southwest side of Hilltop Drive and being known and designated as part of Lot No. 13 as shown on a plat entitled "Property of Ray E. McAlister", recorded in the RMC Office for Greenville County in Plat Book S at Page 153 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Hilltop Drive at corner of property owned by the Greenville Water Works and running thence with line of said Greenville Water Works property, S.44-12 W. 200 feet to an iron pin in line of Brown property; thence with line of said Brown property, N.45-48 W. 35 feet to an iron pin; thence with line of property of Texie V. Drake, N.41-27 E. 95 feet to an iron pin; thence continuing with line of property owned by Drake, N.16-03 W. 14 feet to an iron pin; thence still continuing with property owned by Drake, N.33-57 E. 100 feet to an iron pin on the southwest side of Hilltop Drive; thence with the southwest side of said Drive, S.45-48 E. 70 feet to the beginning corner.

This is the same property as that conveyed to the Mortgagor herein by deed from L. T. Powell and Grace Powell recorded in the RMC Office for Greenville County on January 6, 1978.

The mailing address of the Mortgagee herein is 203 State Park Road, Travelers Rest, South Carolina 29690.



which has the address of 117 Hilltop Drive, Travelers Rest South Carolina (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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