

MORTGAGE

THIS MORTGAGE is made this 30th day of December 19 77, between the Mortgagor, GORDON E. MANN (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 TWELVE THOUSAND FIVE HUNDRED and No/100 (\$12,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 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 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: in Greenville Township, on the western side of Adele Street (formerly Grove Street), being known and designated as Lot No. 34 as shown on a plat of McCullough Heights, recorded in the Office of RMC for Greenville County in Plat Book E at Page 95, and being more particularly described, according to said plat, as follows:

BEGINNING at an iron pin on Adele Street, corner of 10 foot alley, and running thence with said Adele Street, N 44-20 W 60 feet to an iron pin, joint front corner of Lots Nos. 34 and 36; thence with the joint lines of said lots, S 45-26 W 150 feet to the joint corner of Lots Nos. 33, 34, 35 and 36; thence with the joint lines of Lots Nos. 33 and 34, S 44-20 E 60 feet to an iron pin in said 10 foot alley; thence along said alley, N 45-26 E 150 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Larry E. Bowling recorded December 22, 1977 in Deed Book 1070 at Page 627 in the RMC Office for Greenville County.

which has the address of 7 Adele Street Greenville, 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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