

GREENVILLE CO. S

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MORTGAGE

THIS MORTGAGE is made this 12th day of January, 1978, between the Mortgagor, Bobby L. Marcus and Gail F. Marcus (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 Thirty-One Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 12, 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 June 1, 2007.

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 with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in O'Neal Township, containing 5.75 acres, according to a plat made by Terry T. Dill, dated January 10, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Willis Road at the corner of property of James W. Carroll and Emma B. Carroll and running thence along the center of said Road, the following courses and distances, to-wit, by traverse: S.42-05 W. 100 feet to an iron pin; S.45-38 W. 50 feet to an iron pin; thence along the property of Elzie Fuller, S.27-13 E. 1,174.6 feet to an iron pin; thence along the property of Sallie Gilreath, N.19-13 E. 343 feet to an iron pin at the corner of James W. Carroll property; thence along property of James W. Carroll, N.28-00 W. 182.5 feet to an iron pin; thence N.13-10 W. 252 feet to an iron pin; thence N.43-33 W. 584 feet to an iron pin in the center of Willis Road, the point of beginning.

This is the same property as that originally deeded to Gail F. Marcus by deed from Elzie Oliver Fuller recorded in the RMC Office for Greenville County in Deed Book 1058 at Page 58 on May 5, 1977, and one-half interest from Gail F. Marcus to Bobby L. Marcus recorded in the RMC Office for Greenville County on January 13, 1978.

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

which has the address of Willis Road, Travelers Rest, (Street) (City) South Carolina 29690 (State and Zip Code) (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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