

1423 2008

MORTGAGE

Mortgagee's Address:
203 St. Park Rd., T.R. 29690

THIS MORTGAGE is made this 6th day of February, 1978, between the Mortgagor, ROBBIE M. DEMARS and JEAN S. DEMARS (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").

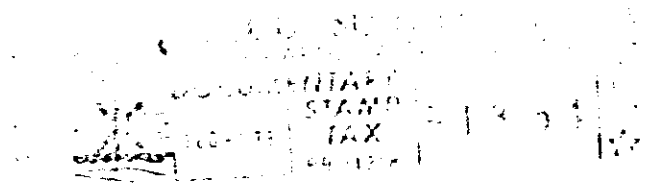
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND ONE HUNDRED AND NO/100 (\$34,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 6, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008.

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 lot of land situate on the northeastern side of Keene Drive and on the southeastern side of Nashua Drive being shown as LOT NO. 54 on a plat of HAMPSHIRE HILLS, Section II, prepared by R. B. Bruce, revised April 29, 1975, recorded in Plat Book 5-D at page 79 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Keene Drive at the joint front corner of Lot 53 and Lot 54 and running thence with Lot 53 N 53-39 E 203.7 feet to an iron pin at the joint rear corner of Lot 52, Lot 53, Lot 54 and Lot 55; thence with Lot 55 N 49-17 W 175.5 feet to an iron pin on the southeastern side of Nashua Drive; thence with said drive S 37-43 W 140 feet to an iron pin; thence with the curvature of the intersection of Nashua and Keene Drive, the chord being S 2-34 W 40.9 feet to an iron pin on Keene Drive; thence with said drive S 32-34 E 99.3 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Calvin N. Cox, to be recorded herewith.



which has the address of Route 4 - Keene Drive, 29690 (Street) (City), Travelers Rest, SC (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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