

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 17 day of February 1978, between the Mortgagor, AARON A. AWTRY AND JERELENE J. AWTRY (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 Twenty One Thousand Three Hundred and 00/100 (\$21,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lots 211, 212, 213, 214 and 215 of Block H according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book J at Page 121 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern intersection of Chick Springs Road and an unnamed county road and running thence with the unnamed county road, S. 14-45 W. 350 feet to a point; thence S. 74-30 E. 172.6 feet to a point in the line of Lot 210; thence with the line of Lot 210, N. 8-27 E. 356.5 feet to a point on the southern side of Chick Springs Road; thence with the southern side of Chick Springs Road, 129.2 feet to the point of beginning.

BEING The same property conveyed to the Mortgagors herein by deed of R. Edward Miller and Eilene Hill Miller, said deed being dated of even date.

[Faint signature and stamp area]

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923 W. Lee Road, Taylors, South Carolina 29687 which has the address of [Street] [City] (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 seized 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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