

FILED
LEATHERWOOD, WALKER, FOOD & MANN
FEB 23 1978
SOUTH CAROLINA

1424 004

MORTGAGE

THIS MORTGAGE is made this 22 day of February 1978, between the Mortgagor, RANDALL J. EDWARDS AND LINDA M. EDWARDS (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 Seventeen Thousand and 00/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 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 April 1, 2003.

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 a three (3) acre tract of land located in Saluda Township, and being more particularly described as follows:

BEGINNING in the center of the Talley Bridge Road at the E. E. Hunnicutt corner and running thence along Talley Bridge Road, S. 25-24 W. 85 feet; thence continuing along Talley Bridge Road, S. 3-54 W. 65 feet; thence with the line of property now or formerly of Bouton, N. 42-30 W. 679.9 feet to a point; thence with the line of property now or formerly of Gilreath, N. 43-12 E. 290.5 feet to a point; thence with the line of property now or formerly of Hunnicutt, S. 27-48 E. 646 feet to a point in the center of Talley Bridge Road, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of William T. Bouton, said deed being dated June 21, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 1001 at Page 695.

which has the address of Route 1 Talley Bridge Road Marietta, 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.

0604

4328 RV-2