

MORTGAGE

THIS MORTGAGE is made this 3rd day of March, 1978, between the Mortgagor, Freddie G. White and Virgie P. White (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, 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 Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 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 March 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 tract of land situate, lying and being in Saluda Township, Greenville County, S. C., on Talley Bridge Road, containing 2.08 acres according to a plat thereof prepared by David C. Kirk, August 19, 1977, entitled "Property of Lee H. Garrison and Beulah W. Garrison", recorded in the RMC Office for Greenville County, S. C., in Plats Book 6-5, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Talley Bridge Road where said road crosses a branch and running thence with the center of said Talley Bridge Road N 53-13 W 483.6 feet to a nail and cap at the intersection of said road with a County Road; thence with the approximate center of said County Road N 23-46 E 200 feet to a stake near the center of said County Road; thence with the line of property now or formerly belonging to Garrison S 76-04 E 221.5 feet to an iron pin on a branch; thence with the branch as the line S13-15 E 83.4 feet to an iron pin; thence continuing with the branch as the line S 12-06 E 343.6 feet to a nail and cap in the center of Talley Bridge Road, the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Lee Garrison and Beulah Willis Garrison, to be executed and recorded of even date herewith.

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[Faint circular stamp, possibly a recording office seal]

which has the address of Talley Bridge Road, Marietta, S. C. (herein "Property Address");
(Street) (City) (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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