

MORTGAGE
GREENVILLE

MAR 10 4 28 PM '78

THIS MORTGAGE is made this 10th day of March 1978, between the Mortgagor, JAMES S. TANKERSLEY and DEANDRA T. BRADFORD (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 EIGHTEEN THOUSAND and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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, 1993;

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 situated, lying and being in Chick Springs Township, Greenville County, State of South Carolina, lying on the Southwest side of a County road leading from Cross Road School South towards Greenville, South Carolina and bounded by lands of J. H. Rainey and J. T. Rainey, containing one acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of road on J. T. Rainey's line and running thence with the County Road North 26-14 West Two Hundred feet to a nail and cap; thence South 46-50 West, over iron pin on bank of road, Two Hundred Forty and 2/10 feet to an iron pin; thence South 26-14 East Two Hundred feet to an iron pin; thence with J. T. Rainey's line North 46-50 East Two Hundred Forty and 2/10 feet over iron pin on the bank of the County Road to the beginning corner.

This is the same property conveyed to Mortgagors herein by Deed of Don T. Rainey dated March 10, 1978, recorded in Book 1075, Page 158, RMC Office of Greenville County.

which has the address of Rainey Road, Route 5, Greenville, S.C. 29609 (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.

GCTO -----3 MR1078 543

3.50CI

4328 RV-2

0590