

FILED
GREENVILLE CO. S. C.

Mar 14 3 10 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1425
Mortgagee's Address:
203 State Park Rd.
Travelers Rest, SC
29690

THIS MORTGAGE is made this 14th day of March
1978, between the Mortgagor, Grady M. Bridwell and Margie S. Bridwell
(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-THREE THOUSAND AND NO/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 September 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 those lots of land situate on the northern side of SACHA LANE being shown as TRACTS 1 and 2 on plat of the PROPERTY OF GRADY M. BRIDWELL and MARGIE S. BRIDWELL dated August 3, 1970, prepared by T. H. Walker recorded in Plat Book 4-I at page 3-B 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 northern side of Sacha Lane at the corner of other property of Roy F. Johnson and running thence with Sacha Lane N 88-29 W 94.2 feet to an iron pin on the northern side of Sacha Lane; thence N 46-30 W 138.70 feet to an iron pin in line of other property of Kenneth L. Stone and Ruth O. Stone; thence with Stone property N 43-30 E 208.7 feet to an iron pin; thence S 46-30 E 208.70 feet to an iron pin in line of Johnson property; thence with Johnson property S 43-30 W 145.7 feet to the point of beginning, and containing a total of .95 acre.

This is the same property conveyed to the mortgagors by deed of Roy F. Johnson, et al recorded on January 29, 1971 in Deed Book 907 at page 451 in the RMC Office for Greenville County.

which has the address of Sacha Lane, Greenville
(Street) (City)
S. C. 29609 (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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