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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1427 PAGE 4

THIS MORTGAGE is made this 24th day of March, 1978, between the Mortgagor, James M. Owings (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

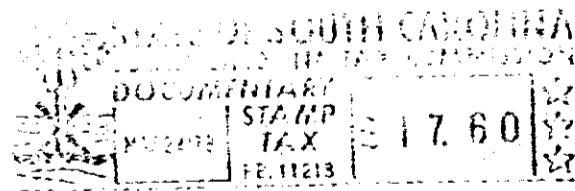
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008

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, together with improvements thereon, situate, lying and being on the southeastern side of Mountain Creek Road in the County of Greenville, State of South Carolina, and having, according to plat of Property of George H. Balentine recorded in the RMC Office for Greenville County in Plat Book I at Page 47, the following metes and bounds, to-wit: BEGINNING at a point in center of a private road and the right-of-way of Mountain Creek Road, and running thence with Mountain Creek Road, N.40-40 E. 244.8 feet to a point at the front corner of Lot 3; thence with Mountain Creek Road, N.30-30 E. 100 feet to an iron pin, joint front corner of Lots 2 and 3; thence with the joint line of said lots and continuing with the line of Lot 3, S.59-30 E. 172 feet to an iron pin; thence S.30-30 W. 100 feet to an iron pin; thence S.33-45 W. 160.9 feet to a point in the center of a private road; thence with said Road, N.82-45 W. 224.8 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Mountain Creek Road, and having, according to a plat of George H. Balentine, Jr., dated September 9, 1960, the following metes and bounds, to-wit: BEGINNING at a point in the right-of-way of Mountain Creek Road and running thence with Lot No. 3, S.59-30 E. 122 feet to a point; thence S.31-65 E. 100 feet to a point; thence N.59-30 W. 123.1 feet to a point in the right-of-way of Mountain Creek Road; thence with the right-of-way of Mountain Creek Road, S.30-30 W. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Willie Mae Watson, C. S. Willingham, L. A. Jordan and George H. Balentine, Jr., as Trustees of Central Baptist Church, recorded in the RMC Office for Greenville County on March 27, 1978.

THE mailing address of the Mortgagee herein is 203 State Park Road, Travelers Rest, South Carolina 29690.



which has the address of Route 5, State Park Road, Greenville, 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.

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