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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.H.C.

BOOK 1427 PAGE 515

# MORTGAGE

THIS MORTGAGE is made this 31 day of March 1978 between the Mortgagor, Marion L. Dudley, Jr. and Donna R. Dudley (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").

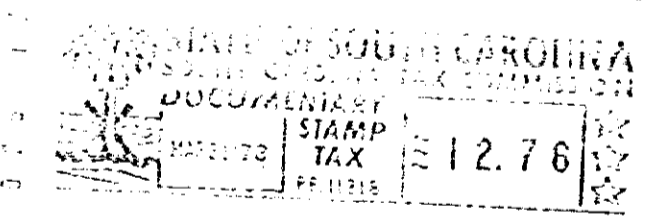
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand Nine Hundred & 00/100 (\$31,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 piece, parcel or lot of land with all improvements thereon located, lying and being in Greenville County, South Carolina, on Broomfield Drive and shown and designated as Lot 21 on plat of Mountain Shadows Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 7 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Broomfield Drive and running thence S. 49-0 W. 100 feet to an iron pin; thence N. 41-0 W. 150 feet to an iron pin; thence N. 49-0 E. 100 feet to an iron pin; thence S. 41-0 E. 150 feet to the point of beginning.

This is the same property conveyed to Mortgagors herein by Deed of Russell C. Ashmore, III and Marilyn Brown Ashmore dated March 31, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1076 at Page 229.



which has the address of 6 Broomfield Drive 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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