

FILED
GREENVILLE, CO. S. C.

HAR 31 3 20 PM '78

MORTGAGE

BOOK 1427 PAGE 604

THIS MORTGAGE was made this 31st day of March 1978, between the Mortgagor, **Donnie S. Tankersley**, (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").

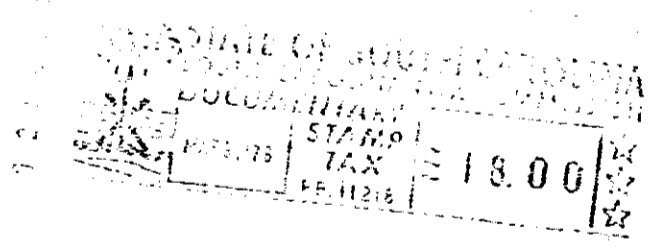
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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 with the buildings and improvements thereon, being known and designated as Lots 5, 6 and 7, Section I on plat of Fallis Annex as recorded in the RMC Office for Greenville County, S. C., in Plat Book C, page 101, and having according to a more recent survey entitled "Property of C. F. Cato, Sr., et al" prepared by Dalton & Neves, dated July 1, 1966, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southwesterly side of White Horse Road (S.C. Highway 250) said pin being 441.07 feet in a southerly direction from the southerly corner of the intersection of White Horse Road (S. C. Highway 250) and Earle Drive, and being the joint front corner of Lots 7 and 8 and running thence with the southwesterly side of White Horse Road (S. C. Highway 250) N 22-48 W 189 feet, more or less, to an iron pin, the joint front corner of Lots 4 and 5; thence with the common line of said lots S 64-30 W 179.4 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence S 24-00 E 189 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence with the common line of said lots N 64-30 E 179.4 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of The South Carolina National Bank of Charleston (Greenville, S. C. Branch), as Executor and Trustee under the Last Will and Testament of Claude F. Cato, Sr., deceased, recorded in the RMC Office for Greenville County, S. C., on March 19, 1973, in Deed Book 970, page 295.



which has the address of Lots 5, 6 & 7 White Horse Road Greenville, S. C. (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 seized 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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