

GREENVILLE CO. S. C.

P. O. Box 455, Travelers Rest, S.C. 29690

LEATHERWOOD, WALKER, TODD & MANN
DONNIE S. TANKERSLEY
R.M.C. MORTGAGE

BOOK 1427 PAGE 934

APR 4 11 42 AM '78

THIS MORTGAGE is made this 4 day of April 1978, between the Mortgagor, John B. Springfield and Clara R. Springfield (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

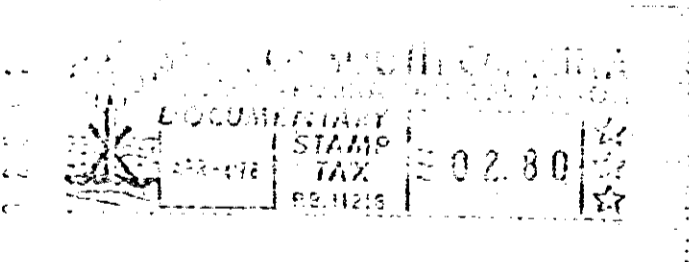
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand and no/100 (\$7,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1988;

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 tract of land together with improvements thereon containing 91.09 acres, more or less, situate, lying and being in Cleveland Township, Greenville County, South Carolina, bounded on the north by Beattie Road, on the east by property now or formerly of Breedlove and by Long Shoals Road and on the south and west by the Middle Saluda River and having the metes and bounds as shown on plat of property of Joe C. McKinney and Homer Styles, dated October 17, 1966, prepared by J. C. Hill, Surveyor, and recorded in the R.M.C. Office for Greenville County in plat book 4-A, page 13.

LESS, HOWEVER, that certain portion of the above property containing 4.9 acres heretofore conveyed by John R. Springfield and Clara R. Springfield to Danelle C. Brown by deed recorded April 11, 1972, in deed book 940, page 574, Greenville County R.M.C. Office, reference to said deed being made for a more complete description.

The above described property is a portion of the property conveyed to John R. Springfield and Clara R. Springfield by deed of Homer Styles, recorded in the Greenville County R.M.C. Office May 5, 1971, in deed book 914, page 240.



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which has the address of Beattie Road, Marietta, South Carolina 29661 (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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