

FILED
GREENVILLE CO. S. C.
APR 6 3 23 PM '78
JENNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of April 1978, between the Mortgagor, Roy Lee Styles (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 of America, 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 Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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, 1996

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 Lenders successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL those pieces, parcels or lots of land in Greenville County, S. C., being shown as a portion of Lots 18, 19 and 20 on plat of property of Roy Styles, shown in Plat Book Y, Page 63, and Plat Book UU, Page 91, and Lot 14-A, according to a more recent plat entitled "Leroy Styles", recorded in the RMC Office for Greenville County, S.C., in Plat Book _____, Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of U.S. Highway No. 25 at the southern intersection of Lions Club Road, also known as View Circle Drive, and running thence along the southern side of Lions Club Road N 86-45 E 196 feet to an iron pin; thence S 3-15 E 200 feet to an iron pin; thence S 86-45 W 93 feet to an iron pin at the rear corner of Lot 18; thence S 3-15 E 75 feet to an iron pin at the joint rear corner of Lots 17 and 18; thence S 86-45 W 124 feet to an iron pin on the eastern side of U.S. Highway No. 25; thence with said Highway, the following courses and distances, to-wit: N 1-31 E 100.35 feet to an iron pin; N 1-05 E 100.25 feet to an iron pin; and N 0-15 E 75.15 feet to the point of beginning.

Lots 18, 19 and 20 are part of the property conveyed to Roy Styles in Deed Book 259, Page 42; Lot 14-A was conveyed to Leroy Styles in Deed Book 731, Page 85. Leroy, Roy and Lee Roy Styles are all one and the same person, who died testate as will appear in Apartment 1015, File 23, Probate Court for Greenville County, S.C., wherein he devised said lots unto his son, Roy Lee Styles. Maud H. Styles has now married a Nix, thereby removing the condition to the devise.

which has the address of Lots 14-A, 18, 19 & 20, U.S. Hwy, 25, Greenville County, 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 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.

GCTO --- 1 APR 6 78 478

3.5001

4328 RV-2

0147