

LEATHERWOOD GREENVILLE CO. S. C.
APR 17 12 45 PM '78
DENNIS S. TAYLOR
RECORDS

1429 38

MORTGAGE

THIS MORTGAGE is made this 14 day of April
19 78, between the Mortgagor, GEORGE E. ROSS AND MARGARET B. ROSS
(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 Ten Thousand Five Hundred and 00/100 (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 lot of land in Bates Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tubs Mountain Road and running thence S. 88-00 E. 325 feet to an iron pin; thence N. 27-30 E. 75 feet to an iron pin; thence N. 86-30 W. 360 feet to an iron pin in said road; thence with said Road as the line, S. 0-30 E. 75 feet to the point of beginning, and containing approximately .55 acres, more or less.

BEING the same property conveyed to the Mortgagors herein by deed of Wayne A. Stone, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1077 at Page 227.

STAMP
APR 17 1978
104 2015

which has the address of Tubs Mountain Road
(Street) (City)
(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 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.

4328 RV.2