

MORTGAGE

19 April

THIS MORTGAGE is made this 19th day of April 1978, between the Mortgagor, GEORGE W. SANDERS (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 Six Thousand Seven Hundred and (\$6,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated (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 located in Greenville County, State of South Carolina, near the City of Greenville, and being known as a portion of Lot 22 and a portion of Lot 23, Block E, Washington Heights according to a plat made by N. O. McDowell, Jr. and Julian P. Moore dated December, 1944 and recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 107 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Washington Loop, which pin is S. 69-16 E. 31 feet from the joint front corner of Lots 22 and 23 and which pin is 932.9 feet Northwest of the intersection of Pine Street and Washington Loop, and running thence through Lot 22, S. 92-15 W. 100 feet to an iron pin; thence N. 75-45 W. 65 feet; thence N. 22-15 E. 107 feet to an iron pin on the Southern side of Washington Loop; thence with the Southern side of Washington Loop, S. 69-16 E. 64.2 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of J. H. Mauldin, said deed being dated August 24, 1955 and recorded in the R.M.C. Office for Greenville County in Deed Book 532 at Page 421.

STAMP: TAX 06.88 187

which has the address of 340 Loop Street (Street) (City); (State and Zip Code) (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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