

FILED
GREENVILLE CO. S. C.

JUN 8 4 07 PM '78

DONNIE S. TANKERSLEY
R.H.C

MORTGAGE

BOOK 1434 PAGE 617

Mortgagee's Address:
203 State Park Rd.
Travelers Rest, SC
29690

THIS MORTGAGE is made this 1st day of June, 1978, between the Mortgagor, ANTHONY P. HQGAN (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").

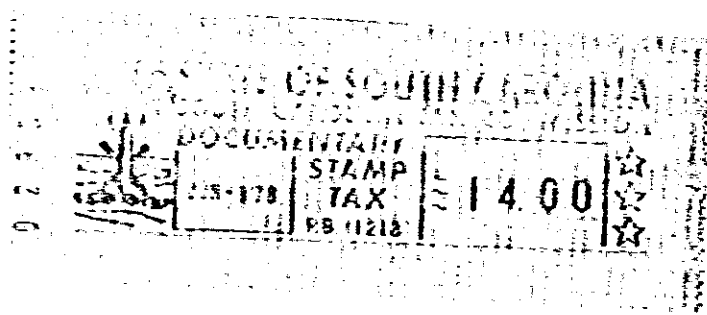
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003.

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 on the southern side of Covington Road near the City of Greenville and being shown as all of Lot No. 78 on plat of Northwood Hills (as revised) prepared by Piedmont Engineering Service, Greenville, S. C. in August 1960, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ at page 156, reference to which plat is expressly craved, and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Covington Road at the corner of Lot 77 and running thence with the southern side of said road S 89-31 W 125 feet to an iron pin at the corner of Lot 114; thence with the line of said lot S 0-30 W 198.5 feet to an iron pin; thence S 89-58 E 49.8 feet to an iron pin; thence N 19-23 E 83.4 feet to an iron pin; thence S 72-18 E 32.2 feet to an iron pin at the corner of Lot 77; thence with the line of said lot N 7-49 E 130.1 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Thomas F. Moore recorded on May 11, 1977 in Deed Book 1056 at page 368 in the RMC Office for Greenville County.



which has the address of Route 5 - Covington Road (Street) Greenville, SC 29609 (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.

GCTC --- JUN 8 78 1135

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