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GREENVILLE CO. S. C.

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BOOK 1434 PAGE 955

SONNIE S. TANKERSLEY R.H.C. **MORTGAGE**

THIS MORTGAGE is made this 13th day of June 1978, between the Mortgagor, Thelma M. Carter (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").

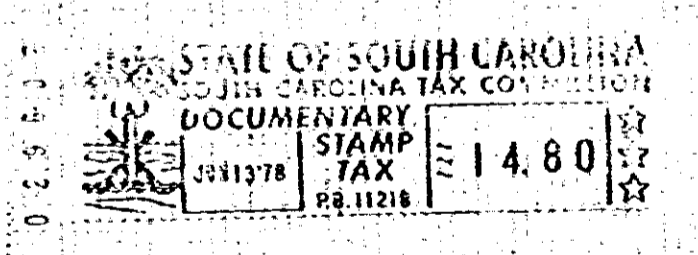
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2007.

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, situate, lying, and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said property by Carolina Surveying Company, February 20, 1978, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-Q, at Page 5, having the following courses and distances, to wit:

BEGINNING at a railroad spike in or near the center of Riverbend Road, joint corner of property now or formerly belonging to Patricia Parker Lawton, and running thence with the Lawton line, S. 14-35 E. 593.2 feet to an iron pin in the line of property now or formerly belonging to Louise Dial; thence running with the Dial line, N. 73-30 E. 220 feet to an iron pin; thence, N. 14-05 W. 589.7 feet to a railroad spike in or near the center of Riverbend Road; thence running with said Road, S. 74-26 W. 225 feet to a Railroad spike in or near the center of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Joe C. Poole, dated May 26, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, on June 9, 1978, in Deed Book 1081, at page 871.



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which has the address of River Bend Road, Greenville, South Carolina (29609) (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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