

FILED
GREENVILLE CO. S. C.
JUL 3 9 48 AM '78
MARION E. BENTLEY
S.H.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of June 1978, between the Mortgagor, Samuel M. Allen, Jr. and Sandra P. Allen (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").

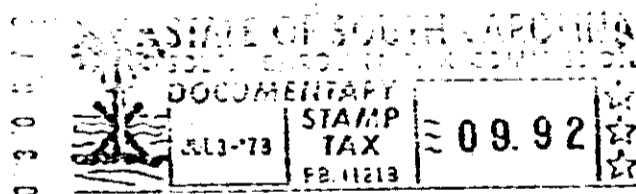
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Eight Hundred & no/100 (\$24,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008;

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 piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the northern side of Butternut Drive in Greenville County, South Carolina being shown and designated as Lot No. 12 on a plat of Chestnut Hills made by R. K. Campbell, Surveyor dated March, 1954 recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG, pages 34 & 35, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to Marion E. Bentley and Gloria B. Bentley by deed of Charles J. Tucker and Edna T. Tucker, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 987 at Page 311 and is hereby conveyed subject to rights of way, easements, conditions, public roads, and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting the property.

This is that property conveyed to mortgagor by deed of Marion E. Bentley and Gloria B. Bentley dated June 30, 1978 and recorded concurrently herewith.



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which has the address of 23. Butternut. Drive, Greenville, S. C. 29605 (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.

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