

Mortgagee's Address: P. O. Box 455, Travelers Rest, S. C. 29690

1438

LEATHERWOOD, WALKER, TODD & MAILLED

GREENVILLE CO. S. C. MORTGAGE

JUL 14 2 28 PM '78

DONNIE S. TANKERSLEY 11

July

THIS MORTGAGE is made this 11 day of July 1978, between the Mortgagor, ALTON L. ARMS AND EVELYN E. ARMS (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").

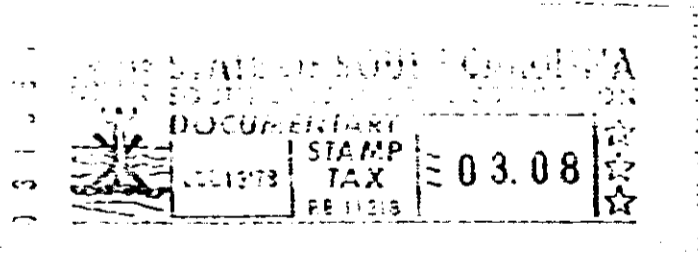
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Seven Hundred and 00/100 (\$7,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 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 the County of Greenville, State of South Carolina, and being shown and designated as a 2 acre tract and a .31 acre tract according to a plat entitled "Plat of Two Lots Surveyed for Alton L. Arms" by Terry T. Dill dated May 28, 1957, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book UU at Page 40, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Buckhorn Road, said iron pin being the Northeasterly corner of property now or formerly of Lura G. Baker, and running thence with Buckhorn Road, S. 78 E. 65.6 feet to an iron pin; thence continuing with Buckhorn Road, S. 78 E. 15.8 feet to an iron pin; thence S. 58-45 E. 210.1 feet to a point; thence S. 9-40 W. 370.3 feet to a point; thence N. 76-40 W. 216.5 feet to a point in line of property now or formerly of Lura G. Baker; thence with line of property now or formerly of Lura G. Baker, N. 1-40 E. 426.7 feet to an iron pin on the Southern side of Buckhorn Road.

BEING the same property conveyed to the Mortgagors herein by deed of Robert L. Lister and Naomi Lister, said deed being dated March 16, 1959, and recorded in the R.M.C. Office for Greenville County in Deed Book 620 at Page 502.



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Buckhorn Road which has the address of [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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