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GREENVILLE CO. S. C.

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MORTGAGE

BOOK 1438 PAGE 567

DENNIE S. TANNER DLEY
R.M.C.

THIS MORTGAGE is made this 18th day of July 1978., between the Mortgagor, Arthur Williams and Anne C. Williams (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

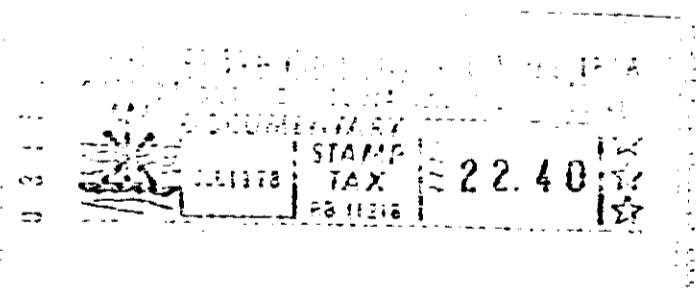
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Six Thousand and No/100 (\$56,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 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 situate, lying and being in Greenville County, South Carolina and being shown as Lot 15 on plat of Audubon Forest, Map #2, recorded in R.M.C. Office for Greenville County in Plat Book BB, at Page 197, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southerly side of Audubon Road at the joint front corner of Lots 15 and 16 and running thence with the common line of said lots, S. 9-01 E. 171.5 feet to a point; thence continuing with the common line of said lots, S. 2-19 W. 219 feet to a point; thence continuing with the common line of said lots, S. 25-34 E. 114.2 feet to a point in the center of a branch; thence with center of branch as the line, S. 65-00 E. 130.7 feet to a point in the center of said branch, said point being the joint rear corner of lots 14 and 15 and running thence with the common line of said lots, N. 24-10 E. 195 feet to a point on the Southerly side of Audubon Road, said point being the joint front corner of lots 14 and 15; thence with the Southerly side of said road, the following courses and distances, to-wit: N. 35-14 W. 67.3 feet; N. 29-42 W. 69.7 feet; N. 23-52 W. 176.1 feet; N. 42-39 W. 64.5 feet; N. 61-08 W. 89.2 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Jackson W. Burnett, III and Sandra W. Burnett dated July 18, 1978 to be recorded herewith.



which has the address of Route 12 Greenville, S. C. 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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