

GREENVILLE COUNTY

1440 77

MORTGAGE

THIS MORTGAGE is made this 1st day of August 1978, between the Mortgagor, Clayton N. Gompf and Janet A. Gompf (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of the State 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 Forty-Two Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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, 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 in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of State Park Road (also known as S. C. Highway No. 253) and being known and designated as Lot No. 1 on a plat entitled "Property of Arthur V. DeMaris and Mary P. DeMaris" recorded in the RMC Office for Greenville County in Plat Book 4-I at Page 199, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of State Park Road, joint front corner of the within described property and that now or formerly of Dempsey and running thence S.50-38 E. 472.4 feet to an iron pin; running thence S.48-30 W. 100 feet to an iron pin; running thence N.50-31 W. 436 feet to an iron pin in the approximate center of State Park Road; running thence with the approximate center of said State Park Road, N.27-30 E. 100 feet to the point of beginning.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Arthur V. DeMaris and Mary P. DeMaris recorded in the RMC Office for Greenville County on August 2, 1978.

THE mailing address of the Mortgagee herein is 203 State Park Road, Travelers Rest, South Carolina 29690.

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which has the address of Route 12, State Park Road Greenville South Carolina (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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