

GREENVILLE CO. S. C.
1978 4 25 PM
DONNIE S. TANKERSLEY
R.M.C.

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FANT & FANT, ATTYS.

MORTGAGE

THIS MORTGAGE is made this 16th day of August, 1978 between the Mortgagor, George D. Reid and Dorothy R. Reid (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 Six Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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, 1995

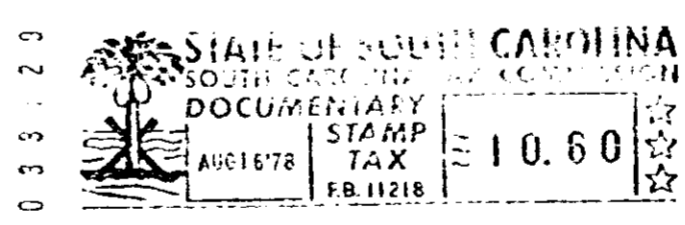
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the buildings and improvements thereon, lying and being on the Southeasterly side of Briar Creek Road near the City of Greenville, being known and designated as Lot No. 94, as shwon on a plat entitled "Map No.5, Sugar Creek", as recorded in the RMC Office for Greenville County, S. C., in PlatBook 6-H at page 2, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Briar Creek Road said pin being the joint feont corner of Lot Nos. 94 and 95, and running thence with the common line of said lots S. 69-46 E. 178.37 feet to a point in the center of a branch the joint rear corner of Lot Nos. 94 and 95; thence with the branch as a line the traverse line S. 28-57-35 W. 115.95 feet to an iron pin the joint rear corner of Lot Nos. 93 and 94; thence continuing with the line of said lots N. 65-19 E. 162.55 feet to an iron pin the joint front of corner of Lot Nos. 93 and 94; thence with the Southeasterly side of Briar Creek Road, N. 22-27-20 E. 33 feet to an iron pin; thence continuing with said road N. 20-14 E. 69.02 feet to an iron pin to the point of beginning.

The above property is subject to a 25 foot sanitary easement right of way and 10 feet drainage easement across the rear point of the lot and is subject to all restrictions, set-back lines, roadways, easements, and right of ways, if any, affecting the above property.

This being the same property conveyed to the Mortgagors by Deed of Cothran & Darby Builders, Inc., of even date to be recorded herewith:



which has the address of 231 Brair Creek Road, Greer, S. C. 29651 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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