

GREENVILLE COUNTY  
Poinsett Federal Savings & Loan Association  
203 State Park Road  
Travelers Rest, S.C. 29690

1441 735

# MORTGAGE

THIS MORTGAGE is made this 21st day of August 1978, between the Mortgagor, Richard A. Stanford and Louise W. Stanford (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 Thirty-Two Thousand and No/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 21, 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;

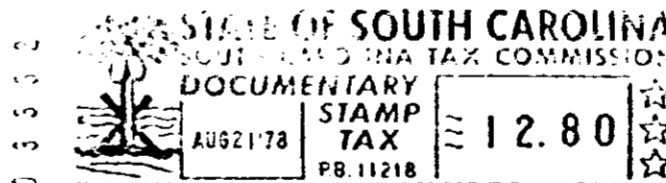
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land, situate, lying and being on the southern side of Kenilworth Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 88 on a plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, at Pages 44 and 45, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Kenilworth Drive, joint front corner of Lots 87 and 88, and running thence along the common line of said Lots S. 22-19 E. 150.0 feet to a point in the rear line of Lot 91, joint rear corner of Lots 87 and 88; thence along the rear lines of Lot 90 and 91 S. 66-25 W. 130.0 feet to a point, joint rear corner of Lots 88 and 89; thence along the common line of said Lots N. 18-30 W. 150.4 feet to a point on the southern side of Kenilworth Drive; thence along said Kenilworth Drive N. 66-20 W. 120.0 feet to the point of beginning.

THIS conveyance is made subject to protective covenants, easements, and rights-of-way of record.

THIS is the same property conveyed to the mortgagors herein by deed of C. William Boyer as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1085 at Page 763 on August 21, 1978.



which has the address of 104 E. Kenilworth Drive, Greenville, S.C. 29615 (herein "Property Address");  
(Street) (City) (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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