

GREENVILLE CO. S.C.

BOOK 1441 PAGE 855

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MORTGAGE

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 22 day of AUGUST, 1978, between the Mortgagor, H. J. Martin & Joe O. Charing (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").

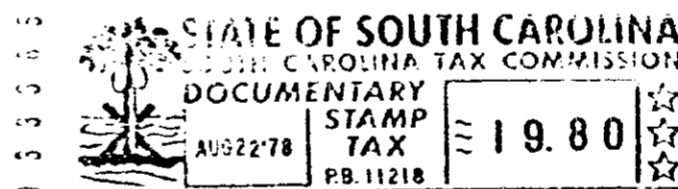
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-NINE THOUSAND FIVE HUNDRED Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 22, 1983.

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 lying in the State of South Carolina, County of Greenville, shown as Lot 105 on plat of Devenger Place, Section 4, recorded in plat book 6 H page 24, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the southwest side of Windward Way, corner of Lot 105 and land of Devenger Road Land Co., and running thence with said street N. 66-58 E. 75 feet to an iron pin; thence as Windward Way intersects with Bloomfield Lane S. 74-13 E. 39 feet to an iron pin on the west side of Bloomfield Lane; thence with Bloomfield Lane S. 35-25 E. 24.9 feet to an iron pin; thence continuing S. 29-40 E. 50 feet to an iron pin; thence continuing S. 18-20 E. 51.5 feet to an iron pin in line of property of Devenger Road Land Co.; thence S. 66-58 W. 112.3 feet to an iron pin; thence turning N. 23-02 W. 150 feet to an iron pin the point of beginning.

This is the same lot conveyed to mortgagors by Devenger Road Land Company, a Partnership, by deed dated August 14, 1978 to be recorded herewith.



Mortgagee's address:
203 State Park Road
Travelers Rest, S. C. 29690

which has the address of lot 105, Bloomfield Lane, Greer, SC 29651 (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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