

203 State Park Rd.
Travelers Rest, SC

1442 0002

GREENVILLE CO. S. C.
1978 9 01 1111
MORTGAGE

THIS MORTGAGE is made this 28th day of August 1978, between the Mortgagor, David W. Griffiths and Peggy K. Griffiths (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").

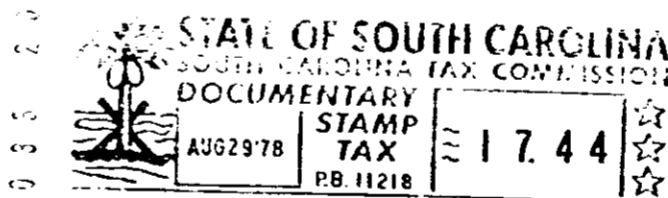
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-three Thousand, Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Mimosa Drive and being known and designated as Lot No. 98 of Heritage Hills as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book YY at Pages 186 & 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Mimosa Drive at the joint front corner of Lots 97 and 98 and running thence along said Drive, S. 72-39 W. 40.3 feet to an iron pin; thence continuing along said Drive, S. 65-33 W. 64.8 feet to an iron pin; thence along the joint line of Lots 98 and 99, N. 18-33 W. 167.7 feet to an iron pin; thence N. 73-43 E. 105.9 feet to an iron pin; thence along the joint line of Lots 97 and 98, S. 17-39 E. 157.8 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Rabbi Aaron Gottesman and Elaine K. Gottesman, of even date, to be recorded herewith.



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which has the address of 311 Mimosa Drive, Greenville, South Carolina (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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