

GREENVILLE CO. S.C. MORTGAGE

THIS MORTGAGE is made this 5 day of September 19. 78., between the Mortgagor, DAVID BRENT BAILEY AND THERESA E. BAILEY (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

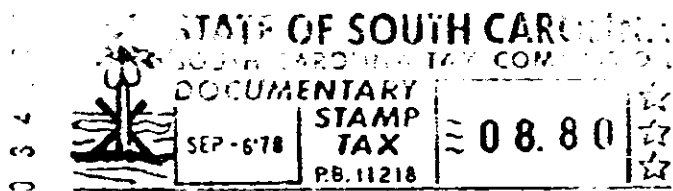
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Two Thousand and 00/100-- (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 5, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1999.

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 located in the County of Greenville, State of South Carolina, and being shown on a plat of property made for Arnold E. Edwards and Linda T. Edwards by Carolina Surveying & Co., said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 5-G at Page 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of C & S Road, and running thence N. 84-20 W. 100 feet to a point; thence N. 74-20 W. 200 feet to a point; thence N. 0-46 W. 150 feet to a point in Evans line; thence N. 77-40 E. 299 feet to a pin in the center of C & S Road; thence S. 0-46 E. 150 feet along said road to the point of beginning, containing 1.04 acres, more or less.

BEING the same property conveyed to the Mortgagors herein by deed of Leland Edward Bailey, said deed being dated April 27, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 82.



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1.04 acres, C & S Drive, Greer, South Carolina which has the address of (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 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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