

FILED
GREENVILLE CO. S. C.
OCT 16 12 30 PM '78
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1447 PAGE 290

MORTGAGE

THIS MORTGAGE is made this 11th day of October, 1978, between the Mortgagor, Alvin Vernon Crisp (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").

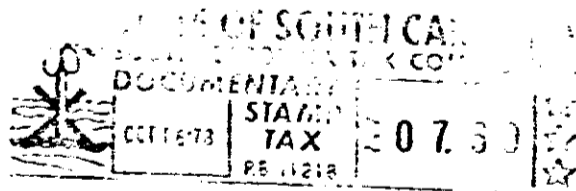
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand and No/100ths (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1998;

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 tract of land in Bates Township, state and county aforesaid, known as the same land conveyed to A. J. Crisp by deed of H. D. Burns, adjoining lands of W. T. Newby Estate, T. M. Tate, H. D. Burns, and others, and having the following metes and bounds:

BEGINNING on an iron pin on the White Horse Road corner of Margaret Coleman's lot, thence running S. 52 E. 3.55 chains to a cedar (gone); thence S. 40 1/2 E. 4.00 chains to a bend in ditch; thence S. 54 1/2 E. 2.70 chains to a bend; thence S. 10 W. 1.42 chains to bend; thence S. 31 1/2 E. 2.75 chains to a bend; thence S. 5 1/2 E. 1.63 chains; thence S. 13 E. 1.93 chains to a bend; thence S. 32 E. 1.42 chains to a stone on T. M. Tate's line; thence S. 75 1/2 E. 5.50 chains to an iron pin at Reedy River; thence up said river 10.50 chains to a pine X3 on the East side of said river; thence N. 44 W. 14.50 chains to an iron pin corner of H. D. Burns lot; thence S. 46 W. 1.58 chains to iron pin; thence N. 44 W. 3.16 chains to the White Horse Road; thence with said road S. 46 W. 7.00 chains to the beginning corner; containing 19.6 acres, more or less.

This is the same property conveyed to the mortgagor by deed of Mary F. Crisp dated April 14, 1975, and recorded April 14, 1975, in the Greenville County RMC Office in Deed Book 1016, Page 736.



which has the address of Old White Horse Road Travelers Rest, South Carolina 29690 (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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