

203 State Park Road
Travelers Rest, S. C. 29690

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1447 PAGE 327

OCT 16 2 21 PM '78

DOHNIE S. TANKERSLEY

THIS MORTGAGE is made this 13th day of October 1978, between the Mortgagor, Charles S. Jenkins and Linda D. Jenkins (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

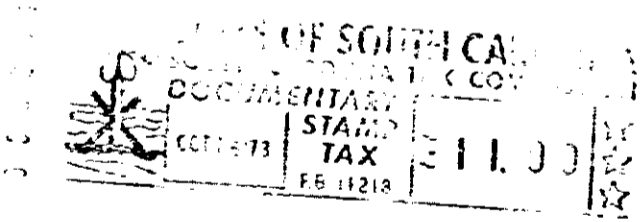
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 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 situate, lying and being on Racine Court, near the City of Greenville, in the County of Greenville, State of South Carolina, known and designated as Lot No. 36 of a subdivision known as Riverdale Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG, at page 127, and, according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on Racine Court, joint front corner of Lots 35 and 36, and running thence with the joint line of said lots, S. 50-07 E., 255 feet to an iron pin; running thence N. 4-10 W., 166.6 feet to an iron pin on the southern side of Racine Court; running thence with the southern side of said Court, N. 45-30 W., 65.8 feet to an iron pin; running thence N. 46-15 W., 44.7 feet; running thence S. 89-26 W., 40.3 feet; running thence S. 50-34 W., 53.6 feet; running thence S. 27-06 W., 50 feet to an iron pin; point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Margaret M. Brownlee, of even date, to be recorded herewith.



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which has the address of 110 Racine Court, Greenville (Street) (City) S. C. (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 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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