

GREENVILLE CO. S. C.
NOV 17 3 00 PM '78

MORTGAGE

THIS MORTGAGE is made this 10 day of November, 1978 between the Mortgagor, ROGER DALE POOLE (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").

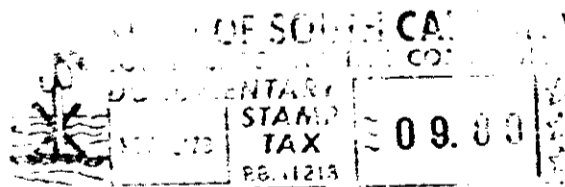
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Five Hundred and 00/100 (\$24,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 in the State and County aforesaid, in Cleveland Township, and being known as a part of the H. L. McCarson Estate, and being more completely described according to a plat and survey by Jones Engineering Service, C. E. & L. S. No. 1144, dated September 19, 1974, with the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of McCarson Road, at the joint front corners with other properties of Betty McCarson Poole and running thence N. 46-33 W. 435 feet to an iron pin; thence S. 45-13 W. 200 feet to an iron pin; thence still S. 45-13 W. 200 feet to an iron pin; thence S. 46-58 E. 493.5 feet to an iron pin in the center of McCarson Road (iron pin offset on road right-of-way in line 25 feet); thence with the center of McCarson Road, N. 32-11 E. 125 feet to a point in the center of McCarson Road; thence N. 35-23 E. 100 feet to a point in McCarson Road; thence N. 38-37 E. 100 feet to a point in the center of McCarson Road; thence still with the center of McCarson Road, N. 44-01 E. 75 feet to an iron pin in the center of McCarson Road, the beginning corner.

BEING the same property conveyed to the Mortgagor herein by deed of Betty McCarson Poole, said deed being dated August 1, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1088 at Page 93.



which has the address of McCarson Road (Street) (City) (State and Zip Code) (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 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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