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BOOK 1450 PAGE 980

MORTGAGE

THIS MORTGAGE is made this 8th day of November, 1978, between the Mortgagor, NELSON CRAWFORD POE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand One Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1978

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, containing 5.7 acres, more or less, with all buildings and improvements thereon, situate, lying and being on the northern side of Pelham Road and the southern side of the Butler Springs Road, in Butler Township, Greenville County, State of South Carolina, being shown and designated as PROPERTY OF W. T. ADAMS, on a plat made by Piedmont Engineering Service, dated January 14, 1954, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book DD, page 154, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a stake in or near the Pelham Road at the corner of property now or formerly owned by Everett Adams and running thence with the northern side of Pelham Road, N. 52-45 W., 351.8 feet to an iron pin; thence N. 32-45 W., 292.4 feet to an iron pin; thence N. 27-00 W., 318.8 feet, crossing Butler Springs Road to a point; thence with Butler Springs Road as the line and following the center thereof the following traverse courses and distances, to-wit: S. 50-00 E., 99 feet to a point, S. 46-30 E., 165 feet to a point, S. 67-53 E., 99 feet to a point, S. 79-45 E., 99 feet to a point, N. 62-30 E., 66 feet to a point, N. 54-45 E., 132 feet to a point, N. 69-15 E., 132 feet to a point, N. 82-30 E., 66 feet to a point, and S. 70-45 E., 76.7 feet to a point at the corner of property formerly owned by W. T. Adams; thence along the line of property now or formerly owned by W. T. Adams and Everett Adams, S. 19-31 W., 686.9 feet to an iron pin, the beginning corner.

The above property is the same conveyed to Nelson Crawford Poe by deed of The Peoples National Bank as Executor of the Estate of Wilton F. May and Clara W. May, by deed recorded in Deed Book 952, page 112, recorded August 16, 1972.

(description continued on continuation sheet)
which has the address of 325 Pelham Road, Greenville,
(Street) (City)
S. C. 29616 (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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