

FILED
GREENVILLE CO. S.C.

MORTGAGE

VCL 1404 PAGE 680

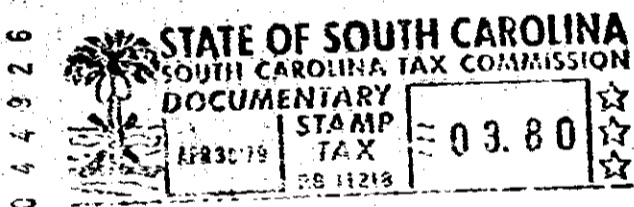
THIS MORTGAGE is made this 27th day of April, 1979, between the Mortgagor, **CHARLES H. POOLE, Sr.** (herein "Borrower"), and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **NINE THOUSAND FIVE HUNDRED AND NO/100 (\$9,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **April 27, 1979** (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, 1993**;

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 Highland Township, Greenville County, State of South Carolina, having the following description: Beginning on an iron pin in the road leading to Tyger School; thence N. 4-30 B. 762 feet to a stone on the Philip corner; thence N. 30-30 E. 1680 feet to a stone; thence S. 14-37 E. 613 feet to a stake at east edge of the branch; thence S. 25-30 N. 759 feet to a large Poplar on the east side of a small branch; thence S. 14-45 W. 1012 feet to a stone; thence S. 77 W. 275 feet to a stone at the fork of the road; thence N. 60-55 W. 237.5 feet to the beginning corner, containing 24.70 acres, more or less, and is a part of the same land recorded in the R.M.C. Office of Greenville County in Book 167 at page 192.

This being the same property conveyed to mortgagor by deed of P. S. Poole dated December 9, 1948 and recorded December 13, 1948 in Deed Book 367 at page 259, R.M.C. Office for Greenville County.



which has the address of **Babb Road, Route 2** **Greer,**
(Street) (City)
South Carolina 29651 (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.

C
O
N
T
A
I
N
S
T
H
E
F
O
L
L
O
W
I
N
G
P
A
G
E
S
3
5
0
A
4
1
R
A
4

0
6
8
0

4328 RV-2