

FILED
 GREENVILLE CO. S. C.
 MAY 10 9 52 AM '79
 DONNIE S. TANKERSLEY
 R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1979, between the Mortgagor, ALLEN D. SMITH (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").

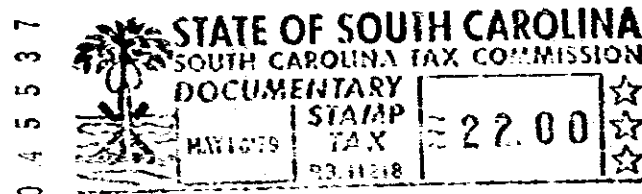
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-FIVE THOUSAND (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 certain piece, parcel, or tract of land situate, lying and being on the northern side of the cul de sac of Tugaloo Bluff, Greenville County, South Carolina, being shown and designated as a 4.77 acre tract on a plat prepared by W. R. Williams, Jr., Engineer/Surveyor, dated April 14, 1975, entitled "Property of WILSON FARMS, INC." and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern edge of the right of way of a cul de sac of Tugaloo Bluff (a road) at the joint front corner of the within 4.77 acre tract and a tract containing 5.11 acres and running thence along the joint line of said tracts, N 16-27 W, 482.5 feet to an iron pin in or near a creek; thence along said creek, the center of which is the property line, the following traverses and distances: N 50-57 E, 261.1 feet to a point and N 81-00 E, 168.5 feet to an iron pin at an Ash in or near said creek; running thence along the joint line of the within tract and property now or formerly of Bailey, S 8-00 E, 557.6 feet to an iron pin; running thence with the joint line of the within tract and a 4.02 acre tract, S 64-30 W, 297.1 feet to an iron pin on said cul de sac, the chord of which is S 63-13 E, 50.8 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Wilson Farms, Inc., recorded April 11, 1977, in Deed Book 1054, at Page 449.



which has the address of Tugaloo Bluff Road, Travelers Rest, S. C. (Street) (City)
 (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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