

Mortgagee's Address: P.O. Drawer 72, Easley, S. C. 29640

GREENVILLE, S.C.
MAY 22 2 09 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

VOL 1467 PAGE 313

THIS MORTGAGE is made this 21st day of May, 1979, between the Mortgagor, Larry G. James and Linda C. James

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

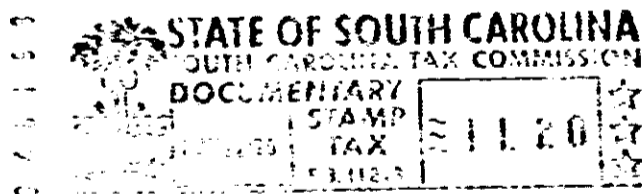
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Eight Thousand and No/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004

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 lying, being and situate in the County and State aforesaid, near the Town of Princeton, containing 20 acres according to a plat entitled "Property of Walter F. Walden" prepared by T. H. Walker, Jr., R.L.S., April 11, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the Daventon Road, said nail and cap being approximately 2,164 feet N. 89-04 E. of intersection of said Road with Highway 25, and running N. 21-54 W. 1,808.7 feet from center of said Road along line of Robert E. Turner property to an iron pin, corner with Turner and along line of William J. Goldsmith property; thence with Goldsmith line S. 65-10 E. 642 feet to a white oak, corner of Goldsmith and Jimmie Stewart property; thence with Stewart line S. 64-17 E. 463.8 feet to stone on Stewart line; thence continuing with Stewart S. 0-05 W. 860.4 feet to Elizabeth J. Vaughn corner; thence continuing S. 0-05 W. with Vaughn line 300 feet to nail and cap in center of Daventon Road (line from stone on Jimmie Stewart property being a total distance of 1,160.4 feet to center of said road, which line crosses an iron pin in edge of Road 30 feet N. 0-05 E. from center of said Road); thence with center of the Daventon Road S. 81-05 W. 297.8 feet to nail and cap in center of said Road; thence continuing with center of Road S. 89-04 W. 30 feet to the beginning point; and bounded by Robert E. Turner land, lands of William J. Goldsmith, Jimmie Stewart, and Elizabeth J. Vaughn, and the Daventon Road.

This being the same property conveyed to the Mortgagors herein by deed of Helen Moran dated May 21, 1979, and to be recorded of even date herewith.



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which has the address of Route 2, Daventon Road, Pelzer, S. C. 29669 (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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