

GREENVILLE CO. S. C.
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DONNIE TANKERSLEY
R.M.C.

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MORTGAGE

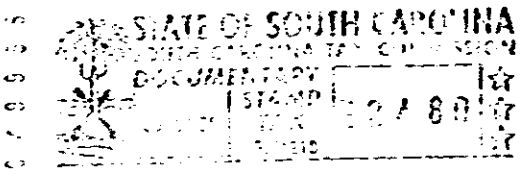
THIS MORTGAGE is made this 27th day of July 1979, between the Mortgagor, Kenneth A. Dockins and Darlene T. Hyatt (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand (\$62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 January 1, 2009.

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: in the Brushy Creek Section about three miles southwest from Greer, S. C., on the northern side of Alexander Road and the western side of a lake and being shown on plat of property made for Darlene Hyatt by Jones Engineering Service, dated May 17, 1979 and recorded in plat book 7H page 1, R. M. C. Office for Greenville County and having the following metes and bounds, to wit:

Beginning in the center of the Alexander Road at a R. R. S., and running thence N. 13-26 E., 491.5 feet to iron pin; thence S. 48-35 E., 210 feet to an iron pin; thence S. 5-20 W., 245 feet along or near a lake; thence S. 15-19 W., 176.7 feet to pin at or near a lake; thence S. 69-56 W., 110.5 feet to a R. R. S. in center of Alexander Road, which point is 265 feet northwest from where creek crosses under said road; thence with the center of Alexander Road N. 41-00 W., 150 feet to the beginning corner and containing two (2) acres, more or less.

This is the same conveyed to Darlene T. Hyatt by Thomas Earl Thompson by deed recorded July 8, 1979 in deed book 1104 page 374, and a one-half (1/2) interest being conveyed to Kenneth A Dockins by Darlene T. Hyatt by deed to be recorded herewith.



which has the address of Rt. 8, Alexander Road Greer (Street) (City)
S. C., 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.

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