

OFFICE FILED  
SOUTH CAROLINA  
2 02 PM '79  
GREENVILLE

11418 20

# MORTGAGE

THIS MORTGAGE is made this 20th day of August, 1979, between the Mortgagor, Piedmont E.N.T., P. A., Profit-Sharing Plan & Trust (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 Twelve thousand seven hundred twenty-one and 93/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 October 1st, 2002.

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, situate on the eastern side of Kirk Boulevard (formerly McBee Boulevard) being shown as Lot No. 10, part of Lot 11 and part of Lot 12, Block B, on a plat of the property of Pendleton Street Realty Association, dated June 30, 1909, recorded in Plat Book A at Pages 122 and 123 in the RMC Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Kirk Boulevard at the corner of Lot 13 and running thence with Lot 13 S. 74-43 E. 89.5 feet to an iron pin; thence with the new line through lots 12, 11 and 10 N. 13-15 E. 150 feet to an iron pin at the corner of Lot 3; thence with a new line through Lots 10, 11 and 12 S. 60-50 W. 160 feet to an iron pin on Kirk Boulevard; thence with said boulevard in a southerly direction 45.7 feet to the point of beginning.

DERIVATION: Deed of Gordon E. Mann, recorded August 23, 1978 in the RMC Office for Greenville County in Deed Book 1109 at Page 959.

RECORDED  
INDEXED  
1979  
AUG 23 10 17 AM  
SOUTH CAROLINA  
RECORDER OF DEEDS  
GREENVILLE

which has the address of 207 Kirk Blvd., Greenville, 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 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.

15  
00251

4328 RV-2