

FILED  
GREENVILLE CO. S. C.  
FEB 20 2 21 PM '80

# MORTGAGE

BOOK 1495 966

DONNA BANKERSLEY

THIS MORTGAGE is made this 20th day of February, 1980, between the Mortgagor, Barbara J. Elliman & Associates, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State 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 One Hundred Sixteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 20, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 128 on plat of Green Valley Estates, recorded in Plat Book QQ at pages 2 and 3 and having such courses and distances as follows:

Beginning at an iron pin on East Round Hill Road at the joint front corner of Lots 128 and 129 and running thence N. 73-02 W. 281.7 feet to an iron pin; thence N. 49-27 E. 205.0 feet to an iron pin; thence with the joint line of Lots 127 and 128, S. 87-19 E. 205.9 feet to an iron pin on East Round Hill Road; thence along said Road, S. 23-58 W. 225.3 feet to an iron pin, the point of beginning.

Being the same property conveyed by Bankers Trust of South Carolina as Executor of the Estate of Freda M. O'Loughlin, deceased, recorded September 11, 1979 in Deed Book 1111 at page 135.

which has the address of Lot 128, East Round Hill Road, Greenville, S. C.

(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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