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GENERAL F. CO. S. C.

SEP 28 9 21 AM '80

DEAN W. HARRISLEY  
S.M.C.

# MORTGAGE

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THIS MORTGAGE is made this 22nd day of September, 1980, between the Mortgagor, C. DENNIS DRUMMOND, (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").

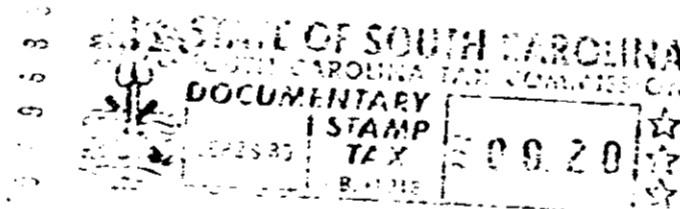
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand and No/100 (\$23,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September, 2000,

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 situate, lying and being in Bates Township, Greenville County, South Carolina, and, according to plat made by Terry T. Dill, Surveyor, April 1967, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest intersection of Little Texas Road and Bridwell Road and running thence with Little Texas Road, S. 19-30 W. 286 feet to an iron pin; thence N. 71-22 W., 300 feet to iron pin; thence S. 18-38 W., 150 feet to iron pin; thence N. 71-22 W., 354 feet to an iron pin; thence N. 23-30 E., 280.6 feet to iron pin; thence 36-15 E., 316 feet to iron pin at corner of other property of Grantee; thence S. 40-15 E., 178.6 feet to iron pin; thence N 44-10 E., 148 feet to iron pin on Bridwell Road; thence with Bridwell Road, S. 40-50 E., 372 feet to the point of beginning and containing 6.55 acres.

Derivation: Melvin O. Drummond, et al, Deed book 864, at page 105, recorded March 17, 1969.



which has the address of Little Texas Road, Travelers Rest, South Carolina (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 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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