

FILED
GREENVILLE CO. S. C.

MORTGAGE

Nov 11 12 35 PM '80
THIS MORTGAGE is made this 6th day of November 1980, between the Mortgagor, Charles R. and Aileen B. Mullinax, R.M.C. (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 Sixteen Thousand and no/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 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 December 1, 1995

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 lot of land in the state and county aforesaid, in Bates Township, being shown as lot 3 on Plat of C. A. Vest, made by W. P. Morrow, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tigerville Road at the corner of Mary H. Thompson and running thence along the center of said road S. 88 W. 110 feet to an iron pin; thence along Claude H. Langley N. 2-15 W. 200 feet to an iron pin; thence N. 88 E. 110 feet to an iron pin; thence S. 2-15 E. 200 feet to the point of beginning and being the same property conveyed to the mortgagors herein by deed of Ed and Louise M. Bates dated May 21, 1973 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 975, at page 176.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
DOCUMENTARY
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which has the address of Route 1, Box 481-A, Tigerville Road, Travelers Rest, South Carolina 29690 (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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