

FILED  
GREENVILLE, S. C.

NOV 25 PM '80

DONN... KERSLEY

# MORTGAGE

1525 707

RECORDED

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THIS MORTGAGE is made this 26th day of November, 1980, between the Mortgagor, Russell T. Mangum and Lynn S. Mangum (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 Fifty-four thousand four-hundred and 00/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 November 1, 2010

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 101, on a plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Manassas Drive at the joint front corner of Lots 100 and 101 and running thence with the common line of said lots, S. 69-06 W. 117.9 feet to a point; thence S. 44-25 E. 66.4 feet to a point; thence S. 54-11 E. 95.73 feet to a point at the joint rear corner of Lots 101 and 102; thence with the common line of said lots, N. 11-20 E. 116.6 feet to a point on the western side of Manassas Drive; thence along the western side of said drive, N. 49-58 W. 48.26 feet to the point of beginning.

This is the same property conveyed to Russell T. Mangum and Lynn S. Mangum by deed of Marshall L. Styles and Dianne S. Styles by deed recorded and dated concurrently herewith.

OFFICE OF THE CLERK OF COURTS  
GREENVILLE, SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
NOV 21 1980

which has the address of 114 Manassas Drive, Simpsonville, S. C. 29681 (herein "Property Address");  
[Street] [City]  
[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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