

RECORDED
S. C.
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SLEY

1980-12-22

MORTGAGE

THIS MORTGAGE is made this 22nd day of December 1980, between the Mortgagor, THOMAS B. DANIEL and RENEE B. DANIEL (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 FORTY-SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$47,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 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, 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 known and designated as Lot No. 72, Saddle Horse Farms Subdivision, on plat prepared by Heaner Engineering Company, Inc., March 11, 1974, and which said plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-R, at pages 77 through 83, inclusive and to which said plat reference is craved for a more complete description thereof.

The within property is also known as Lot 72, Heritage Lakes Subdivision according to a plat of property prepared by Heaner Engineering Company, Inc., on October 26, 1977 and which said plat is recorded in the RMC Office for Greenville County, South Carolina, in plat book 6-H at pages 15 through 19.

This being the same property conveyed to the Mortgagors herein by deed of Robert L. Brown and W. Edward Burgess of even date to be recorded herewith.

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which has the address of 305 Andulusian Trail, 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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