

FILED - S. C. MORTGAGE
JUL 16 AM '81

THIS MORTGAGE is made this 1st day of July 1981 between the Mortgagor, Lee W. Smith and Jeanne H. Smith also known as Jeanne Henson Smith (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

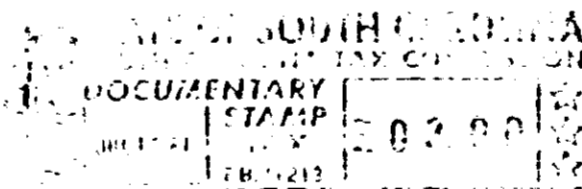
WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 1981 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1990.

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 State and County aforesaid, Chick Springs Township, in the City of Greer, S. C., lying on the east side of Poplar Drive (formerly known as New Pelham Road) and on the north side of the driveway to my home, and being a part of the same land that was conveyed to me by deed from G. W. Hawkins March 9, 1943, recorded in the R.M.C. Office for Greenville County in Deed Book 251 at page 386, and having the following courses and distances, to wit:

BEGINNING on a nail and cap in the said Poplar Drive, joint corner of Taylor's property, and runs thence with the common line of Taylor and myself, S. 73-30-E 353 feet to an iron pin on the said line (there is an iron pin also on the east bank of the Poplar Drive at 29 feet from the nail in the paving); thence a new line S. 16-30 W. 100 feet to an iron pin on the northern side of the said driveway; thence with the northern margin of the driveway due west 120 feet to a nail and cap in the northern side of the driveway and over a small branch; thence continuing with the northern margin of the said driveway N. 60-55 W. 185 feet to a nail and cap in the said Poplar Drive; thence with Poplar Drive N. 14-58 W. 110 feet to the beginning corner, containing eight tenth (0.8) of one acre, more or less.

DERIVATION: See Deed of Carnelle D. Henson dated December 30, 1960 and recorded in the Greenville County R.M.C. Office in Deed Book 665, Page 432.



which has the address of 705 Poplar Drive Greer (City) S. C. 29651 (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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