MORTGAGE

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THIS MORTGAGE is made this........13th...............day of.....August..............., 19.81., between the Mortgagor,.....Morton W. Mitchell and Beatrice K. Mitchell... .... (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest** ...., a corporation organized and existing under the laws of.., 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..Seventeen Thousand, Seven Hundred Forty-four and 59/100ths. Dollars, which indebtedness is evidenced by Borrower's note dated..August 13, 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..June 1, 1996............ ....;

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 lot of land situate, lying and being on the western side of Sunset Street in the County of Greenville, State of South Carolina, and being shown and designated as Lot 16 on Plat entitled GRAND VIEW HILLS, prepared by R. B. Bruce, dated March 3, 1969, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WWW, Page 52, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sunset Street at the joint front corner of Lots 16 and 17 and running thence with the common line of said Lots S 47-35 W 200 feet to an iron pin; thence N 50-32 W 140 feet to an iron pin; thence running with the rear line of Lots 14 and 15 N 49-51 E 210 feet to an iron pin on the western side of the turnaround of Sunset Street; thence with the turnaround of Sunset Street, the chord of which is S 70-09 E 50 feet to an iron pin on the western side of Sunset Street, thence with the western side of Sunset Street S 40-12 E 86.7 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor by deed of Louis T. Fennell and Jean T. Fennell as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1163 , Page 538 , on August 14, 1981.
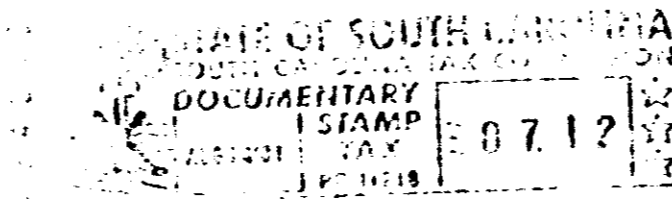
which has the address of........60 Sunset Street..............., ...Greenville..........,
      [Street]   [City]
.SC..29609................(herein "Property Address");
[State and Zip Code]

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.

SOUTH CAROLINA—1 to 4 Family—6.75—FNMA/FHLMC UNIFORM INSTRUMENT