

FILED
CO. S. C.

MORTGAGE

BOOK 1566 PAGE 819

MAR 30 3 42 PM '82

THIS MORTGAGE is made this 30th day of MARCH 1982, between the Mortgagor, MARY ANN WILLIAMS AND M. DAVID WATKINS, III. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of THE UNITED STATES, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

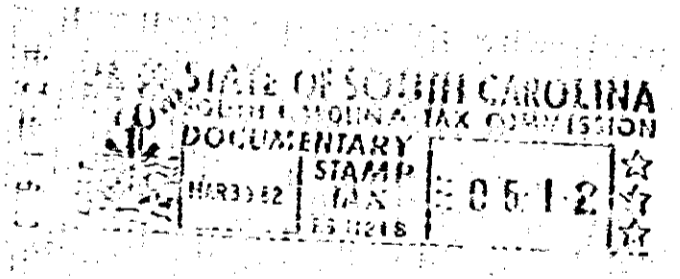
WHEREAS, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND SEVEN HUNDRED NINETY THREE AND 54/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 1989

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 of that lot of land in the City and County of Greenville, State of South Carolina, shown as a part of Lot No. 4, Block 6, on plat of Boyce Lawn Addition recorded in the R.M.C. Office for Greenville County in Plat Book A, at Page 179, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Boyce Avenue at the corner of Lot No. 2, and running thence S. 76-45 W. 155 feet to an iron pin; thence along the line of Hayne School, S. 15 E. 70 feet to an iron pin; thence 76-45 E. 155 feet to an iron pin on the western side of Boyce Avenue; thence with said Avenue, N. 15 W. 70 feet to the point of beginning.

Derivation: Deed Book 1164, Page 625 - Lawrence H. Shaw and Sue O. Shaw - 3/30/82



which has the address of 15 Boyce Avenue Greenville S. C. 29601 (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 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.

FACTS - 2 MR30 82 053 4.0001

