

FILED  
GREENVILLE, S.C.  
APR 26 3 00 PM '82  
DONNIE S. TANNERSLEY  
R.M.C.

# MORTGAGE

BOOK 1568 PAGE 261

THIS MORTGAGE is made this 19th day of April 1982, between the Mortgagor, Robert D. Terrell and Mary I. Terrell (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").

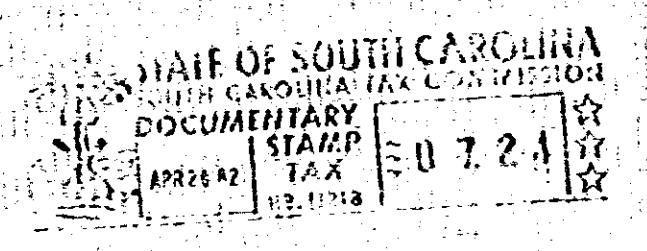
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Sixteen and 95/100 (\$18,016.95) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005;

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 those lots of land situate on the south side of Morgan Avenue in the County of Greenville, State of South Carolina, being shown as Lots 55 and 56 on a plat of Springfield Subdivision prepared by Terry T. Dill, recorded in Plat Book RBB, at Page 14 in the RMC Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Morgan Avenue at the joint front corner of lots 54 and 55 and running thence with lot 54 S. 1-28 E. 175 feet to an iron pin at the joint rear corner of lots 48, 49, 54 and 55, thence with lots 48 and 47 W. 88-32 W. 250 feet to an iron pin at the joint rear corner of lots 46, 47, 56 and 57 thence with lots 57 and 58 N. 1-28 W. 175 feet to an iron pin on the south side of Morgan Avenue, thence with said avenue N. 88-32 E. 250 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed of Edward Sanders and Rhea Sanders of even date to be recorded herewith.



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which has the address of Lots 55 & 56 Morgan Avenue Travelers Rest (Street) (City) South Carolina (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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