

S. C.

# MORTGAGE

BOOK 1573 PAGE 237

'82

LEY

THIS MORTGAGE is made this 18th day of June 1982, between the Mortgagor, Lee K. Groome (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 Five Hundred Sixty Two & 10/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 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 June 1, 2002

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 Summit Drive, in the County of Greenville, State of south Carolina, and being known and designated as Lot No. 1 and the southern one-half of Lot no. 2, according to a plat of the property of Lois M. Wilson, dated May 12, 1947, and recorded in Plat Book T at Page 120 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Summit Drive, 638.2 feet south of the southeastern corner of the property of A.W. Suddeth and running thence N 89-30 W 160 feet to an iron pin; thence N 1-26 E 112.5 feet to a stake in the center of the rear line of Lot 2; thence through the center of Lot 2, S 89-30 E 160 feet to a stake on the western side of Summit Drive in the center of the front line of said Lot 2; thence along the western side of Summit Drive S 1-26 W 112.5 feet to an iron pin at the point of beginning.

Less, however, a strip conveyed to the City of Greenville by deed recorded in Deed Book 482 at Page 273.

This is the same property conveyed to the Mortgagor by deed of Darryl A. Ellberg and Beverly J. Ellberg, dated and recorded of even date herewith.

LOVE, THORNTON, ARNOLD & THOMASON
File # <u>28156</u> Ally. <u>DM</u> Esc. <u>LH</u>
N. Owner <u>Lee K. Groome</u>
Blk. Ex. # <u>182-2-80</u>

STATE OF SOUTH CAROLINA  
 DEPARTMENT OF REVENUE  
 DOCUMENTARY  
 1982 JUN 24

5CTO --- 1 JUN21 82 1075

4.0001

which has the address of 605 Summit Drive Greenville SC  
 [Street] [City]  
 ..... (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 seized 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.

9237

4328 RV-2