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# MORTGAGE

BOOK 1590 PAGE 539

THIS MORTGAGE was made this 23rd day of December 1982, between the Mortgagors, Julia King and J. Q. King (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").

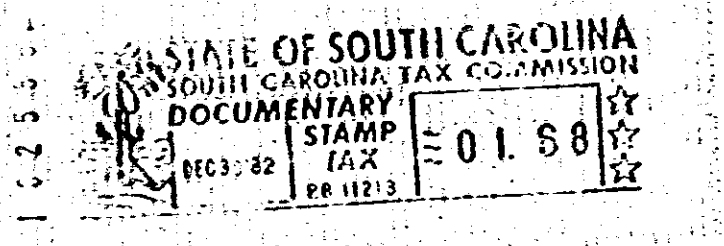
WHEREAS, Borrower is indebted to Lender in the principal sum of Four Thousand Two Hundred and No/100 (\$4,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1987;

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 on the north side of Lindsey Lake road, and containing .82 acres as shown on plats recorded in the RMC Office for Greenville County in Plat Book 00, page 397, and Plat Book 9-B, Page 89, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of said road and running thence N 30-50 E 210.5 feet to an iron pin; thence N 60-06 W 333.5 feet to an old iron pin; thence S 51-34 E 178.2 feet a pin; thence S 19-50 W 75.0 feet to a pin; thence S 50-31 W 115.1 feet to an iron pin on said road; thence with the road S 60-10 E 179.8 feet to the point of BEGINNING.

THIS property is conveyed subject to all easements, restrictions, rights-of-way, roadways or other matters which might appear by examination of the public record or the premises herein.

THIS being a portion of the property conveyed to the Mortgagors herein by deed of Broadus King recorded in the RMC Office for Greenville County in Deed Book 641, Page 274 on December 28, 1959



2 DEC 30 1982 1450

which has the address of Route .3, Lindsey Lake Road, Travelers Rest, SC (Street) (City) 29690 (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.

4:00:01