

FILED  
GREENVILLE, S. C.

REC. 1532 JAN 17 1983

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# MORTGAGE

DONNIE TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 17th day of January 1983, between the Mortgagor, Larry K. Young and Sheila M. Young (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws 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 Forty Six Thousand Three Hundred Eight and 88/100 (\$46,308.88) Dollars, which indebtedness is evidenced by Borrower's note dated January 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009;

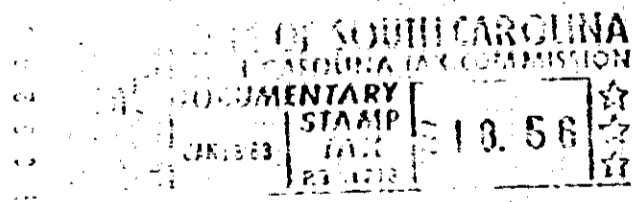
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Bates township, Greenville County, South Carolina on the eastern side of McClure Drive and having, according to plat of property of Donald H. and Vicki K. Messer, by W.R. Williams R.L.S., dated June 28, 1979, the following metes and bounds, to-wit:

- A) BEGINNING at an old iron pin on the eastern side of McClure Drive at joint corner of property of Griffin, 160 feet from intersection of McClure Drive and Toler Road and running thence, N. 33-51 E., 179.5 feet to an iron pin; thence S. 24-00 W., 447.5 feet to old iron pin; thence, N. 34-28 W. 105.3 feet to an old iron pin; thence, N. 66-52 W. 97.8 feet to point of beginning, containing 1.4 acres.
- B) Also that certain 10 feet strip of land parallel to McClure Drive on the eastern side thereof and adjacent to the above property and having, according to the above plat the following metes and bounds, to-wit:

BEGINNING at old iron pin at the intersection of McClure Drive and Toler Road on eastern side of McClure Drive, at joint corner with property of Griffin and running N. 18-00 E., 160 feet, to an old iron pin; thence with line of the above property N. 33-51 E. 179.5 feet to iron pin; thence still with line of above property N. 17-34 E. 128.4 feet to old iron pin on line of McClure; thence in western direction with the line of McClure 10 feet to a point; thence S. 17-36 W. 124.2 feet to a point; thence S 33-51 W. 179.5 feet to a point; thence S. 17-56 W., 163.8 feet to a point on Toler Road; thence S. 85-55 E. 10 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Donald H. Messer and Vicki K. Messer dated and filed concurrently herewith.



which has the address of McClure Drive, Travelers Rest, South Carolina, 29690 (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.

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