

W. Bennett 4388

MORTGAGE

GREENVILLE, S.C.  
MAR 30 10 57 AM '84  
THIS MORTGAGE is made this 29th day of March 1984, between the Mortgagor, Wallace T. Bennett and Mary R. Bennett, R.M.C. (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 Ten Thousand and no/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 29, 1984 (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.

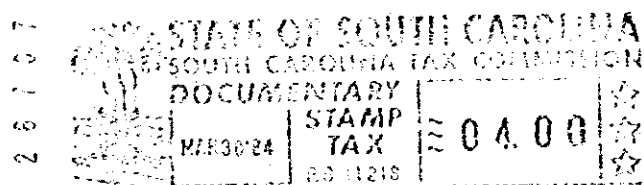
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown as 0.63 acre on a plat of survey prepared by Arbor Engineering dated February 22, 1984 and recorded in the RMC Office for Greenville County in Plat Book 10-I, Page 74, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Midway Avenue and East Street and running thence with the avenue S. 62-38 E. 175.0 feet to a pin; thence S. 23-34 W. 157.22 feet to a pin; thence S. 53-35 W. 49.79 feet to a pin; thence N. 32-36 W. 186.24 feet to a pin on East Street; thence with the Street, N. 26-13 E. 108.33 feet to the point of beginning.

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

THIS is the same property conveyed to the Mortgagors herein by deed of Mildred S. Bennett recorded in the RMC Office for Greenville County in Deed Book 616, Page 417 on February 10, 1959.



which has the address of 63 acre, Midway Avenue, Marietta, South Carolina 29661 (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.