

MORTGAGE

Vol. 1563 Page 989

(#6538)

THIS MORTGAGE is made this 17th day of May 1984, between the Mortgagor, HUGH R. DANIEL, III, 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 Sixty Five Thousand and no/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 June 1, 2014.

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 tract of land lying and being on the northwesterly side of Pinecrest Drive, near the Town of Travelers Rest, South Carolina, plat thereof being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-A, page 19, and, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Pinecrest Drive, joint corner of the property now or formerly of Ruth Hill Daniel and running thence N. 52-20 W. 244.4 feet to an iron pin; thence continuing with property now or formerly of Ruth Hill Daniel N. 20-15 W. 148 feet to an iron pin; thence turning and running with a common line of property of the Mortgagor herein and property now of formerly of Ruth Hill Daniel S. 78-04 W. 178.9 feet, joint corner of property now or formerly of Simonds Cutting Tools and running thence N. 19-15 E. 350.6 feet to an iron pin, corner of property now or formerly of Krieger; thence along the common line of Krieger the following courses and distances, to-wit: S. 63-15 E. 184.1 feet to an iron pin; N. 33-00 E. 330 feet to an iron pin; N. 2-00 W. 221.8 feet to an iron pin; N. 25-00 E. 221.8 feet to an iron pin; and S. 68-45 E. 528 feet to an iron pin, corner of property now or formerly of Kythas; thence along the line of Kythas and then Kolokithas S. 52-14 W. 940.7 feet to an iron pin; thence continuing with property now or formerly of Kolokithas S. 33-12 W. 163.5 feet to an iron pin; thence turning and running with the Kolokithas line S. 20-15 E. 129.8 feet to an iron pin; thence still with the Kolokithas line S. 52-20 E. 250.7 feet to an iron pin on the northwesterly side of Pinecrest Drive; thence along said Drive S. 55-30 W. 34.4 feet to an iron pin, the point of beginning. This property is located in Paris Mountain Township, about nine (9) miles North of the City of Greenville, South Carolina, containing 6.4 acres, more or less.

This is the same property conveyed to the Mortgagor herein by deed of Ruth Hill Daniel dated October 7, 1983 and recorded in the RMC Office on October 10, 1983, in Deed Book 1198, page 114, and by deed of Ruth Hill Daniel to the Mortgagor dated and recorded April 26, 1984 in Deed Book 1211, page 209.

which has the address of Route 1, Pinecrest 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 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.

500 1801

BR 500 900

4326-1121