

**MORTGAGE**

FILED  
GREENVILLE CO. S.C.

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THIS MORTGAGE is made this 7th day of June, 1984, between the Mortgagor, Larry J. Southern (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 Seven Thousand Five Hundred and no/100 (\$7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 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, 1994

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 in the County of Greenville, State of South Carolina, on the Southerly side of Langley Road, being shown and designated on plat of Property of George and Mary Mappin, prepared by Terry T. Dill, RLS, May 2 1975, said lot containing 1.44 acres, more or less, and having the following metes and bounds, to wit:

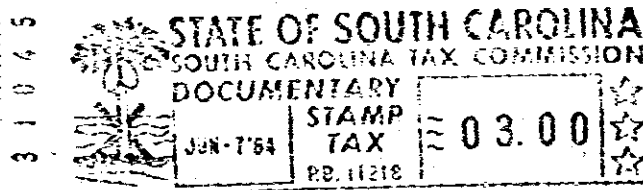
BEGINNING at an iron pin in the center line of Langley Road at corner of property now or formerly of Kemp and running thence with the center line of said Road, N. 63-25 E. 144 feet to a point; running thence S. 26-31 E. 226 feet to an iron pin; running thence N. 63-29 E. 110 feet to the center line of a creek; thence with the center line of the creek, the traverse line of which is S. 22-00 E., 156 feet to an iron pin on the westerly side of said Creek; running thence S. 83-40 W. 282 feet to a point; thence with the property now or formerly of Kemp, N. 21-30 W. 285 feet to the center line of Langley Road, the point of BEGINNING.

LESS however that certain property conveyed to Scott K. Fagan, et al. by deed recorded in the RMC Office for Greenville in Deed Book 1076, Page 204 and containing 0.41 acre.

The within conveyance is subject to restriction, utility easement, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

This is the remainder of the same property conveyed to the mortgagor herein by deed of George V. Mappin et al. recorded in the RMC Office for Greenville County in Deed Book 1043, Page 297 on September 22, 1976.

(See Bottom of Back Page)



which has the address of Route 1, Langley Road, Travelers Rest, SC 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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