

MORTGAGE

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THIS MORTGAGE is made this 27 day of July 1984, between the Mortgagor, Donald E. Childs and Rose N. Childs (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 Eleven Thousand Seven Hundred and no/100 (\$11,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 August 1, 1994;

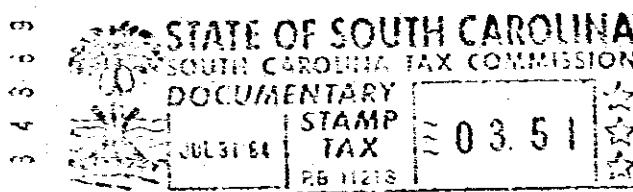
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land situate, lying and being in the State of South Carolina, County of Greenville on the northwestern side of Elizabeth Drive, off U. S. Highway 276, and being shown on a plat of survey prepared by C. O. Riddle and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Elizabeth Drive, approximately 165 feet northwest of U. S. Highway 276 and running thence N. 76-36 W. 84.6 feet to a pin; thence S. 65-31 W. 50.0 feet to a nail and cap; thence N. 88-00 W. 233.32 feet to a pin; thence N. 32-04 W. 63.33 feet to a pin; thence N. 56-28 E. 197.75 feet; thence N. 58-00 E. 137.0 feet to a pin; thence S. 27-19 E. 101.80 feet to a pin; thence S. 66-19 W. 20 feet to a pin; thence S. 30-41 E. 167.80 feet to a pin at the point of beginning.

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

THIS being the same property conveyed to the Mortgagors herein by deeds of Elizabeth N. McDaniel recorded in the RMC Office for Greenville County in Deed Book 1051, Page 929 on March 1, 1977; Edward Childs, et al., recorded in Deed Book 977, Page 666 recorded June 26, 1973 and Elizabeth N. McDaniel recorded in Deed Book 1218, Page 306, on July 31, 1984.



which has the address of Elizabeth 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.