

# MORTGAGE

THIS MORTGAGE is made this 6th day of August, 1984, between the Mortgagor, William Bryson and Dorothy C. Cole (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 Three Thousand and no/100 (\$3,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 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, 1987;

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:

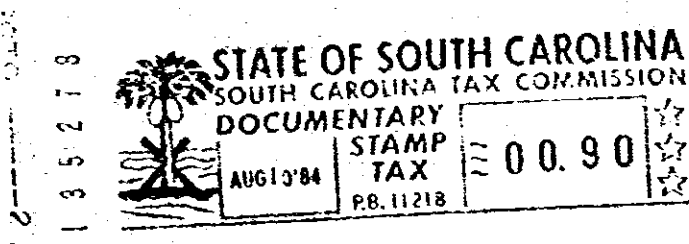
ALL that lot of land in the County of Greenville, State of South Carolina, in Bates Township, know as Lot No. 35 on plat of property of Lee Roy Styles recorded in the RMC Office for Greenville County in Plat Book Y, at page 63, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Walnut Lane at the corner of Lot No. 34, and running thence S. 86-45 W. 180 feet to an iron pin; thence S. 3-15 E. 100 feet to an iron pin; thence along the line of Lot No. 36, N. 86-45 E. 180 feet to an iron pin; thence along said Walnut Lane, N. 3-15 W. 100 feet to the point of beginning.

THE above-described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court House.

THIS is the same property conveyed to the Mortgagor herein by deed of Agnes B. Dysart, et al., in Deed Book 914, at page 459 on May 7, 1971 in the Greenville County RMC Office.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property except a mortgage to Travelers Rest Federal Savings and Loan (now Poinsett Federal Savings and Loan) recorded May 7, 1971, in the RMC Office for Greenville County in Mortgage Book 1189 at page 640 and having an original amount of \$10,800.00.



which has the address of Lot 35, 11 Walnut Lane, 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.

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