

## MORTGAGE

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THIS MORTGAGE is made this 14th day of November 1984 between the Mortgagor, Gary Douglas Benton (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").

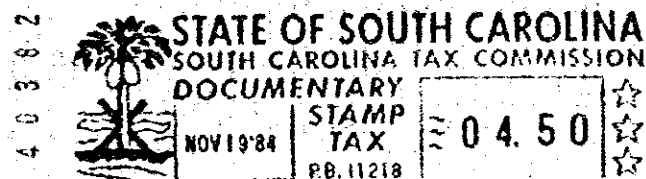
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and 00/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 14, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or lot of land in Greenville County, State of South Carolina lying on the north side of (Old) Standing Springs Road and having according to a plat of October 1974 made by Jones Engineering Service recorded in the R.M.C. office for Greenville in Plat Book 5 I at page 60, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of (Old) Standing Springs Road and running thence N. 1-53 W. 242 feet to an iron pin; thence N. 85-07 E. 180 feet to an iron pin; thence S. 1-52 E. 242 feet to an iron pin on (Old) Standing Springs Road; thence along said road S. 85-07 W. 180 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagor herein by deed of Ashley L. Folwer said deed being recorded in the office of the RMC for Greenville in Deed book 1008 at page 176 on October 9, 1974.



which has the address of . . . Route 4, Standing Springs Road, Greenville, . . . . .  
(Street) (City)

South Carolina 29605 . . . . (herein "Property Address");  
(State and Zip Code)

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.

