

LEATHERWOOD, WALKER, 1000

FILED GREENVILLE CO. S.C.
MAY 1 3 42 PM '78
CONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

1430 578

THIS MORTGAGE is made this 1 day of May 1978, between the Mortgagor, WILLIAM M. SUMEREL AND ROSE MARIE SUMEREL (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 Seventy Seven Thousand and 00/100 (\$77,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

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, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 63 of Stratton Place Subdivision according to a plat prepared by Piedmont Engineers and Architects, dated July 10, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Pages 36 and 37, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the turn-a-round of Bridgeton Drive, joint front corner of Lots 63 and 64; thence with the joint line of said lots, N. 35-45 W. 192.1 feet to an iron pin in the line of Lot 47; thence with the line of Lot 47, S. 24-00 W. 137.1 feet to an iron pin at the corner of Lot 48; thence with the line of Lot 48, S. 0-26 W. 103.1 feet to an iron pin at the joint rear corner of Lots 62 and 63; thence with the joint line of said lots, N. 84-32 E. 163.8 feet to an iron pin on the western side of Bridgeton Drive, joint front corner of Lots 62 and 63; thence with the western side of the curvature of Bridgeton Drive, the chords of which are N. 12-02 W. 30.0 feet and N. 23-12 E. 30.0 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Blanche Eugenia Hudson, said deed being dated June 1, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1058 at Page 473.

RECORDED
MAY 1 1978
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which has the address of Bridgeton Drive, Greenville, S. C.
[Street] [City]
..... (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.

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