

LEATHERWOOD, WALDEN, TOWN & GREENVILLE CO. S.C.

1 4 32 PM
DONNIE S. TAYLORSLEY
R.M.C.

MORTGAGE

1430 14398

THIS MORTGAGE is made this 1 day of May, 1978, between the Mortgagor, HERBERT D. MULL AND MARGARET B. MULL (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 Thirty Five Thousand and 00/100 (\$35,000.00) 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 lying and being in the State of South Carolina, County of Greenville, and located approximately four miles Southeast of Marietta, and West of White Horse Road, and containing 7.2 acres, more or less, according to a plat of T. Craig Keith, Surveyor, dated March 16, 1972, reference to which is hereby made for a more complete and accurate description, and being thereon more fully described as follows, to-wit:

BEGINNING on a nail at the intersection of two surface-treated roads; thence along the center of the surface-treated road, N. 82-10 E. 450 feet; thence leaving the road and running S. 12-30 W. 625 feet; thence N. 83-15 W. 740 feet to an iron pin in the road; thence along the said road, N. 42-30 E. 625 feet to a point, the point of beginning, and being bounded on the North and West by a road; bounded on the East by property of Burns and on the South by property of Jordan.

BEING the same property conveyed to the Mortgagors herein by deed of Artie Mae Burns, said deed being dated July 8, 1972 and recorded in the R.M.C. Office for Greenville County in Deed Book 949 at Page 208.

[Handwritten signatures and stamps]

which has the address of Keeler Mill Road (Street) (City) (State and Zip Code) (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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