

203 State Park Road
Travelers Rest, S. C. 29690

FILED
GREENVILLE CO. S. C.
JUL 6 11 39 AM '78
MORTGAGE
W. W. WILKINSLEY
R.H.C.

BOOK 1437 PAGE 389

THIS MORTGAGE is made this 5th day of July 1978, between the Mortgagor, James R. Skelton and Alice W. Skelton (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State 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 Nineteen Thousand Nine Hundred and no/100 (\$19,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 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 July 1, 2008

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 State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the northwestern side of Princeton Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 34 of a subdivision known as College Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book P, at page 75, and according to said plat, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Princeton Avenue, at the joint front corner of Lots Nos. 33 and 34, and running thence with the joint line of said lots, N. 33-10 W., 150 feet to an iron pin; running thence S. 56-50 W., 75 feet to an iron pin, joint rear corner of Lots Nos. 34 and 35; running thence S. 33-10 E., 150 feet to an iron pin on the northwestern side of Princeton Avenue; running thence with said Avenue, N. 56-50 E., 75 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Hugh D. Lawrence and Shelby J. Lawrence, of even date, to be recorded herewith.

STAMP
TAX \$ 07.96

GCTD --- 1 J 6 78 1044

which has the address of 117 Princeton Avenue Greenville, S. C. (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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