

FILED
SOUTH CAROLINA CO. S. C.

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MORTGAGE

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DONNIE TANKERSLEY
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THIS MORTGAGE is made this 9th day of July 1979, between the Mortgagor, Billy N. Holt and Barbara R. Holt (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 Twelve thousand five hundred and 00/100 (\$12,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1979 (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, 2009.

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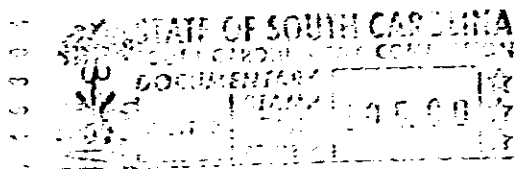
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being in Greenville County, State of South Carolina, Bates Township, on the N/S of Blue Ridge Road, adjoining property of Homer Styles and Alvin F. Batson on the east and other property of Ragan on the north and west, and having, according to a plat of survey made by T. T. Dill, Surveyor, April, 1963, the following metes and bounds, courses and distances, to-wit:

Beginning on the N/S of Blue Ridge Road, joint corner of this property and that of Styles and Batson and running with the right-of-way of Blue Ridge Road, N. 77-56 W. 125 feet to an iron pin; thence N. 13-45 E. 300 feet to an iron pin; thence S. 75-07 E. 75 feet to an iron pin on the Styles and Batson line; thence following said line S. 4-10 W. 300 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from Dallas O. Ragan and Maudie L. Ragan dated April 25, 1963 and recorded in the RMC Office for Greenville County in Deed Book 723 at page 34.

The mortgagee's address is: 203 State Park Road, Travelers Rest, SC 29690



which has the address of Blue Ridge Drive, Travelers Rest, (Street) (City)
South Carolina 29690 (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 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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