

MORTGAGE

FILED  
GREENVILLE CO. S. C.

THIS MORTGAGE is made this 18th day of January 1984, between the Mortgagor, James A. Patton and Helen S. Patton (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

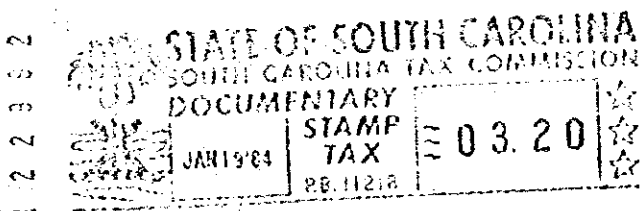
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and 00/100 (\$8,000) Dollars, which indebtedness is evidenced by Borrower's note dated January 18, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1998;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, containing 1.34 acres and being shown as Lot No. 6 on plat of J. D. Styles, recorded in the RMC Office for Greenville County in Plat Book FFF, at page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of S. C. Highway 415, also known as S. C. Highway 290, at the corner of Lot No. 5, and running thence S. 21 W. 455 feet to an iron pin; thence N. 38-37 W. 107.3 feet to an iron pin; thence N. 22-53 W. 95.4 feet to an iron pin; thence N. 27-20 E. 328.5 feet to an iron pin on the southern side of said Highway; thence with said Highway, S. 71-57 E. 128 feet to the point of BEGINNING.

Being the same property conveyed to us in Deed Book 870 at page 108, recorded June 16, 1969 from J. D. Styles.



which has the address of Route 2, Box 471, Travelers Rest, South Carolina 29690 (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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