

17 S 45 M '78
DONALD S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 13 day of January, 1978, between the Mortgagor, SELLIS GRAY HOWARD (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 Nine Thousand and 00/100 (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 13, 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 January 1, 1993.

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 located in the County of Greenville, State of South Carolina, and lying and being in Paris Mountain Township, and having one acre, more or less, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Patrol Club Road at the corner of Norwood Hester property, said iron pin being approximately 1,100 feet northeast of Parker Road and running thence N. 43-30 W. 212.52 feet to an iron pin; thence along the property of R. O. Hudson, N. 43-30 E. 212.52 feet to an iron pin; thence along Ansel Bridwell property, S. 43-30 E. 212.52 feet to the center of Patrol Club Road; thence with said road, S. 43-30 W. 211.2 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deed of Ford R. Hester, said deed being dated April 25, 1963, and recorded in the R.M.C. Office for Greenville County in Deed Book 721 at Page 347.

RECORDED
JAN 17 1978
TAX 03.00
PB 11212

GCTO --- 1 JA1778 501

which has the address of Patrol Club Road (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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