

BONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 16th day of January, 1978, between the Mortgagor, Charles R. Hill and Nancy S. Hill (herein "Borrower"), and the Mortgagee, **POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest**, a corporation organized and existing under the laws of The United States of America, 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 Twenty-One Thousand Eight Hundred and No/100 (\$21,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 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, 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 located in Saluda Township, County of Greenville, State of South Carolina, containing 2.0 acres, more or less, and according to Plat of Survey prepared by Terry T. Dill, of property of Harold Hoxie, having the following metes & bounds, to-wit:

BEGINNING at a stone & I.P. near Tramell Road and running N. 82-00 E. 785 feet to a corner stone & I.P.; thence S. 26-00 W. 340 feet to a point in center of said Tramell Road; thence along line of said road N. 57-54 W. 223.1 feet to point; thence still along line of said road N. 68-54 W. 97 feet to point; thence still along line of said road N. 80-29 W. 150 feet to point; thence still along line of said Tramell Road N. 35-02 W. 200 feet to a stone & I.P. and point of beginning.

LESS, however, the following portion of land conveyed by Harold E. Hoxie to Charles A. Short as recorded in Deed Book 1022 at Page 857 in the R.H.C. Office for Greenville County on August 19, 1975 and being more particularly described as follows:

ALL that lot of land triangular in shape, in the county of Greenville, state of South Carolina, containing .34 acres on Parnell Bridge Road, as shown on plat entitled "Property of Charles A. Short, Near Marietta, Greenville County, S.C.", made August 1, 1975 by Kermit T. Gould, RLS, and having according to said plat, the following metes and bounds, courses and distances, to-wit: BEGINNING at an iron pin, corner of Thuren Parnell property, and running thence N. 32-00 E. 355.8 feet along the line of his property and property of grantee herein to an iron pin in line of grantor's property; thence with a new line through grantor's property, S. 9-31 W. 92.4 feet to an iron pin on the northly side of Parnell Bridge Road; thence S. 80-29 W. 150 feet to a point in Parnell Bridge Road; thence, continuing across said road, S. 85-02 W. 200 feet to the beginning corner.

THIS conveyance is made subject to an easement 18 feet wide abutting the northern and western sides of the property of the grantor herein, for ingress and egress to the property of Short. (as noted in Deed Book 1022 at Page 857)

THIS being a portion of the property conveyed to the grantor herein by deed of Delbert Burgess and Lucille Y. Burgess as recorded in the RHC Office for Greenville County, S.C. in Deed Book 924 at Page 418, on September 8, 1971.

which has the address of Parnell Bridge Road, Marietta, S.C.

(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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