

FILED
GREENVILLE CO. S. C.

MORTGAGE 2 54 PM '78

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 21 day of March, 1978, between the Mortgagor, JUDY COX GARRETT (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 ~~Five Thousand and 00/100~~ (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 21, 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 March 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 in the Village of Slater Manufacturing Co., Slater, in the County of Greenville, State of South Carolina, as shown on plat of property of Slater Manufacturing Co., and showing additions to lots along Whitney Street made by Pickell & Pickell, Engineers, dated March, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book DD at Page 121, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the rear corner of Lot 1, Block A, said point being on a street running on the southern side of Lot 1, Block A, and running thence along said street, N. 60-12 E. 100 feet to a point; thence N. 28-58 W. 115.7 feet to the rear corner of Lot 2, Block A; thence along the line of said lot, S. 50-57 W. 100 feet to the joint rear corner of Lots 1 and 2 of Block A; thence along the rear line of Lot 1, Block A, S. 27-58 E. 100 feet to a point, the point of beginning.

ALSO: ALL that certain piece, parcel or lot of land on the eastern side of Whitney Street, in Village of S. Slater & Sons, Inc., at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot 1 of Block A, as shown on plat of Village of S. Slater & Sons, Inc., made by J. E. Sistine & Co., Engineers, on July 10, 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 63-65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Whitney Street (formerly Hoover Street), at the joint front corner of Lots 1 and 2 of Block A and running thence with the line of Lot 2, N. 50-57 E. 125 feet to an iron pin; thence S. 27-58 E. 100 feet to an iron pin; thence S. 60-12 W. 125 feet to an iron pin on the eastern side of Whitney Street; thence with Whitney Street, N. 26-22 W. 80 feet to the point of beginning.

BEING the same property conveyed to the Mortgagor herein by deeds of William E. Cox, Fred C. Cox, Jr., Gene G. Cox and Robert T. Cox, beneficiaries under the Last Will and Testament of Fred C. Cox, Sr., Deceased, by deed dated August 11, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1073 at Page 338 and by deed dated August 4, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1061 at Page 894. Reference is hereby made to the records of the Greenville County Probate Court, Apartment 1407 at File 5.

which has the address of 2 Whitney Street Greenville, South Carolina
(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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