

FILED
GREENVILLE CO. S.C.
1978
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JAMES B. TANNENBERG
CLERK

1440-1843

MORTGAGE

THIS MORTGAGE is made this 1st day of August, 1978, between the Mortgagor, Russell A. Reynolds, III and Cynthia M. Reynolds (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 Thirty-Six Thousand Two Hundred Sixty-Three and 14/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 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 July 1, 2003.

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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Sandringham Road and being known and designated as Lot No. 4 of BROADMOOR Subdivision, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 47 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sandringham Road, joint front corner of Lots Nos. 4 and 5 and running thence N. 81-52 E. 203 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 5; running thence along the rear line of Lot No. 4, S. 03-40 E. 126.3 feet to an iron pin at the joint rear corner of Lots Nos. 4 and 3; running thence with the common line of said Lots, N. 85-05 E. 201.4 feet to an iron pin on the eastern side of Sandringham Road; running thence with the eastern side of said Road, N. 04-57 W. 115 feet to the point of beginning.

THIS being the same property as conveyed to the Mortgagor herein by deed of Double C, Incorporated and being recorded in the R.M.C. Office for Greenville County in Deed Book 1085 at Page 30 on August 10, 1978.

THE address of the Mortgagee herein is: 203 State Park Road, Travelers Rest, S.C. 29690

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which has the address of Lot 4, Sandringham Road, Taylors, South Carolina (Street) (City), 29687 (State and Zip Code) (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 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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