

RECORDED  
MAY 10 1980  
STATE OF SOUTH CAROLINA  
DEED BOOK 1120 PAGE 254

17:00 PM '80  
MORTGAGE

BOOK 1502 PAGE 194

THIS MORTGAGE is made this 1st day of May 1980, between the Mortgagor, Bruce M. Strickland and Shirley H. Strickland... (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 Twenty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2005

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 those certain pieces, parcels or tracts of land, located, lying and being in the County of Greenville, State of South Carolina, lying on the Northern side of Tubbs Mountain Road, being known and designated as Tract 3, containing 2.11 acres, more or less, and Tract 3A, containing 0.37 acre, more or less, for a total of 2.48 acres, more or less, as shown on survey entitled "Property of Paul Hunt", prepared by W. R. Williams, Jr., Engineer/Surveyor, dated January 10, 1977, revised February, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of the right-of-way of Tubbs Mountain Road at the joint corner of Tract 3 and Tract 2 and running thence along the joint line of said lots N. 9-01 E. 396.6 feet to a point at the joint rear corner of Tract 2A and 3A; thence running S. 88-46 E. 220 feet to a point at the rear corner of Tract 3A and in the line of property now or formerly of Chandler; thence running S. 1-02 W. 469.4 feet to a spike in the center of the right-of-way of Tubbs Mountain Road; thence running along the center of said right-of-way N. 75-09 W. 184.8 feet to a nail and cap; thence N. 71-53 W. 100 feet to a nail and cap in the center of the right-of-way of Tubbs Mountain Road, at the joint front corner of Tract 3 and Tract 2, the point and place of beginning.

Being the same property conveyed to the mortgagors herein by deed of Paul Hunt and Madeline G. Hunt dated February 2, 1980 and recorded in the R.M.C. Office for Greenville County in Deed Book 1120 at Page 254.

which has the address of Tubbs Mountain Road, Travelers Rest, S. C. (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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