

RECORDED  
NOV 7 2 05 PM '80  
JOHN T. TAMMERSLEY  
R.H.C.

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# MORTGAGE

THIS MORTGAGE is made this sixth day of November 1980, between the Mortgagor, Joanne C. Robinson (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-five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2010.

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 lot of land situate in the county and state, in Ward 2 of the City of Greenville on the East side of Vannoy Street, and being known as Lot No. 43 of Section H. of Stone Land Company and shown by plat of record in the office of RMC at Plat Book A, pages 337 and 345.

BEGINNING at an iron pin on Vannoy Street at the joint corner of Lot No. 41 and running thence S. 71.50 E. 217 feet to a pin; thence S. 20.19 W. 55 feet to a pin; thence N. 71.50 W. 217 feet to a pin on Vannoy Street, thence with said Vannoy Street N. 20.19 E. 55 feet to the beginning point.

THIS being the same property conveyed to the mortgagor herein by deed of Sunie S. Davis dated November 6, 1980, and recorded in the RMC Office for Greenville County at Deed Book 1136, page 940.

ALSO: ALL that certain piece, parcel, or lot of land, situate, lying and being in the City of Greenville, State of South Carolina, County of Greenville, and being known and designated as a portion of Lots 42 and 44, Stone Land Company, Section H, the plat of which said property is recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, at Pages 337 through 345, and according to a more recent survey prepared by W. R. Williams, Jr., Engineer/Surveyor, March 1, 1978, having the following courses and distances, to-wit:

BEGINNING at an iron pin in the joint rear corner of Lot 41, 39 and 40 and running thence with the common line with Lot 40, S. 72-3/4 E. 109.7 feet to an iron pin; thence S. 12-35 W. 123.2 feet to an iron pin; thence, N. 83-48 W. 130.10 feet to an iron pin joint rear corner with Lot 45, thence running with the common line with Lot 45, 43 and 41, N. 20-19 E. 148.4 feet to an old iron pin, the point of Beginning.

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which has the address of 108 Vannoy Street, Greenville, (Street) (City)  
South Carolina 29601 (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 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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