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CO. S. C.

**MORTGAGE**

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DO... TANKERSLEY  
THIS MORTGAGE is made this 27th day of February 1981, between the Mortgagor, Mack Neves and Carolyn R. Thompson (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 Four Thousand Five Hundred and no/100 (\$4,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1986

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: in O'Neal Township, containing 0.65 acres, more or less, according to a plat of Mack N. Thompson recorded in the RMC Office for Greenville County at Plat Book DDD, page 49, and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Tigerville Road 0.4 miles South of S.C. Highway 415, thence S81-50E, 190 feet to an iron pin; thence S10-35W 158.5 feet to an iron pin; thence N76-20W 190 feet to an iron pin on the eastern side of Tigerville Road, thence N10-40E 140 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deeds recorded in the RMC Office for Greenville County at Deed Book 865, page 122 and Deed Book 722, page 398, by deeds of Mack Neves Thompson, et al, recorded February 28, 1969.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan (formerly Travelers Rest Federal Savings and Loan) recorded May 10, 1963, in the RMC Office for Greenville County in Mortgage Book 922, page 56.

which has the address of Rt. 1, Tigerville Road, Travelers Rest, South Carolina 29690 (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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