

APR 10 2 34 PM '81

DONNIE BANKERSLEY
R.M.C.

BOOK 1537 PAGE 935

MORTGAGE

THIS MORTGAGE is made this 9th day of APRIL 1981, between the Mortgagor, JAMES E. SURRATT, JR. and DOROTHY M. FREW (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").

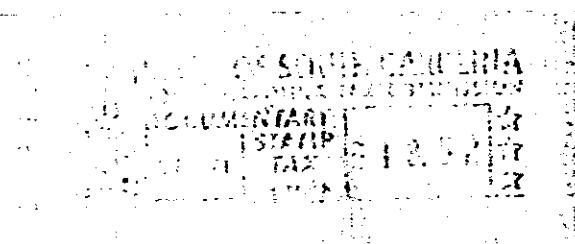
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-THREE THOUSAND SEVEN HUNDRED EIGHTY-TWO AND 79/100 (\$33,782.79) Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 2009

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 of that lot of land in the County of Greenville, State of South Carolina, in Saluda Township, on the southern side of S.C. Highway 11, approximately two miles East of Cleveland, S.C., containing 22 acres, more or less, as shown on plat of Arthur E. Cox, recorded in the RMC Office for Greenville County in Plat Book PF at page 397 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Ollie Lyda in the center of S.C. Highway 11, and running thence along the center of said Highway the following courses and distances, to-wit: S. 66 E. 221 feet to an iron pin; thence S. 88 E. 264 feet to an iron pin; thence N. 77 E. 180 feet to an iron pin at the corner of May Whitmire; thence S. 21-48 E. 462 feet to an iron pin; thence S. 13-48 E. 660 feet to an iron pin; thence S. 57-10 W. 563.5 feet to an iron pin; thence N. 33-45 E. 860 feet to an iron pin; thence N. 1-45 E. 763 feet to the point of BEGINNING.

This being the same property conveyed to the Mortgagors herein by deed of Charles Daniel Riddle and Kimberly K. Riddle of even date to be recorded herewith.



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which has the address of 22 acres, Highway 11, Greenville County, S.C.
(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.

M.S.C.

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