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MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1982, between the Mortgagor, RONALD B. POOLE AND MARJORIE POOLE, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

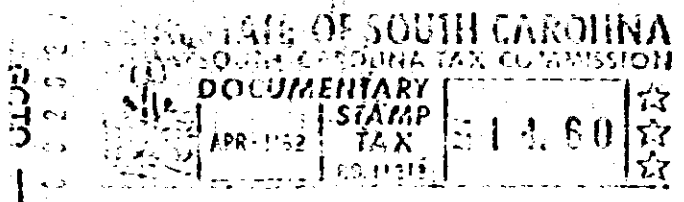
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SIX THOUSAND FIVE HUNDRED DOLLARS & NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2008;

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 piece, parcel or lot of land, situate, lying and being on the east side of Princess Avenue, Greenville County, South Carolina, being shown and designated as Lot 8 and the major portion of Lot 7 on a Plat of Property of Tom W. and Elsie Tucker, recorded in the RMC Office for Greenville County in Plat Book RR, at Page 112, and having, according to a more recent survey prepared by Freeland and Associates, dated March 30, 1982, entitled "Property of Ronald B. Poole and Marjorie Poole, having the following metes and bounds, to-wit:

BEGINNING at a point on the east side of Princess Avenue at the joint front corner of Lots 6 and 7, and running thence with the line of said lots, S. 70-04 E. 260-6 feet to a point on Cochran Drive; thence with Cochran Drive, S. 59-15 W. 389.8 feet to a point on Cochran Drive; thence leaving Cochran Drive and running thence N. 50-19 W. 16.6 feet to a point on Princess Avenue; thence along Princess Avenue, N. 20-20 E. 296.2 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor's herein by deed of Zane W. Gantt and Sharon W. Gantt, dated July 11, 1980, and recorded simultaneously herewith.



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which has the address of 111 Princess Avenue Greenville, South Carolina 29611 (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) a.e 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.

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