

FILED
GREENVILLE CO S.C.
MAY 11 4 10 PM '83
DONNIE S. WATERSLEY
R.M.C.

MORTGAGE

BOOK 1836 PAGE 176

THIS MORTGAGE is made this 9th day of May 1983, between the Mortgagor, Edna Suttles (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").

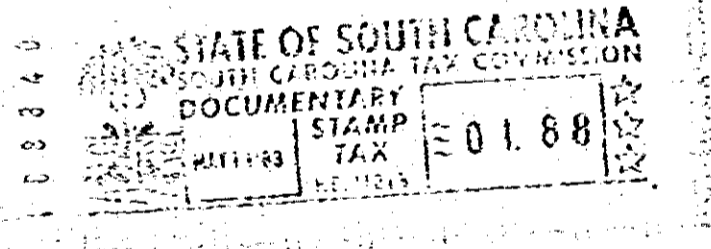
WHEREAS, Borrower is indebted to Lender in the principal sum of (\$4,697.77) Four Thousand Six Hundred Ninety-Seven and 77/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1988.

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, known as Lot 5 on plat of Cool River Heights, situate in River Falls in Cleveland Township, as shown on plat of J. C. Hill, recorded in Plat Book S, page 5, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of River Drive at the joint front corner of Lot Nos. 4 and 5 and running thence S 14 W 315 feet, more or less, to a point in the center of Middle Saluda River; thence down the River in an easterly direction approximately 175 feet to an iron pin at the corner of Lot 6; thence with it, N 6-30 W 329 feet to an iron pin in the center of River Drive; thence with the center of said Drive, S 83-30 W 20 feet to an iron pin; thence continuing with said Drive; thence N 61-30 W 50 feet to the point of beginning and being the same conveyed to me in Deed Book 650, page 154.

This being the same property conveyed to Mortgagor herein by deed of Richard J. Armstrong, recorded in Deed Book 1187, page 253, recorded in R.M.C. Office for Greenville County, S. C.



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which has the address of Lot 5, Cool River Road, River Falls, S.C. (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.