

Fant & Fant Attys.
Our file no. 9213

FILED
GREENVILLE CO. S. C.

MAY 17 9 45 AM '78 MORTGAGE

BOOK 1432 PAGE 203

DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 16 day of May
19 78, between the Mortgagor, Bernard Deanovich and Lois H. Deanovich
(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").

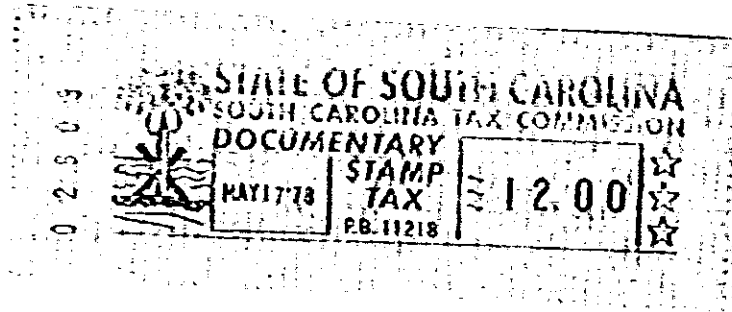
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 th at piece, parcel or lot of land, in Greenville County, State of South Carolina, situate, lying and being on the southwesterly side of East Farris Road, being shown and designated as the major portion of Lot NO.89; on a plat of the subdivision of Forest Heights made by Dalton & Neves, Engineers, in June 1946, (the original plat being traced by Piedmont Engineering Service in November 1974) and recorded in the RMC Office for Greenville County, S. C. in Plat Book "P" at page 71, and having according to a more recent plat made by Campbell and Clarkson, dated January 18, 1978, recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-A at page 25, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Farris Road, joint front corner of Lots 88 and 89, and running thence with the Southwesterly side of East Farris Road, the following courses and distances, to-wit:
S. 53-18 E. 58. 5 feet to an iron pin; S. 55-5 E. 149 feet to an iron pin; S. 71-03 E 96.5 feet to an iron pin; thence running across Lot No. 89 S. 17-04 W. 495.9 feet to an iron pin on the rear line of Lot No. 89; thence S. 63-18 W. 18.65 feet to an iron pin; thence N. 27-26 W. 717.3 feet to an iron pin, joint rear corner of Lots Nos. 88 and 89; thence along the joint line of said lots, S. 89-23 E. 232 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors by Deed of Boys Home of The South, Inc. of even date to be recorded herewith:



which has the address of 165 Farris Road, Greenville, South Carolina
(Street) (City)
Greenville, S. C. (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.

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