

MORTGAGE

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THIS MORTGAGE is made this 15th day of August, 1978, between the Mortgagor, Edward Lee Bruton (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").

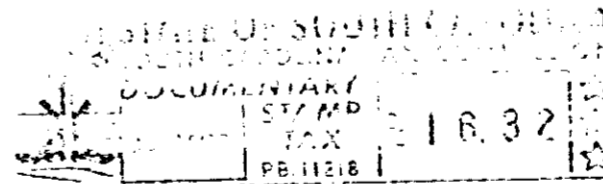
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1979.

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 piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Saluda Township, in the County of Greenville, State of South Carolina, being a portion of the property as shown on a plat prepared by Don Hill and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book PF at Page 437, having 11.47 acres according to a more recent survey of said property prepared by Freeland and Associates dated December 9, 1975, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-0, at Page 15, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in or near Highway 25 at the corner of property now or formerly of J. C. Morgan at Burton Branch and running thence along said branch, which is the line, the following traverses: N. 17-15 W. 384.9 feet, N. 86-16 W. 67.65 feet, N. 45-05 W. 184.28 feet, N. 13-36 W. 186.3 feet, N. 36-47 W. 127.83 feet, and N. 35-50 W. 422.4 feet to an iron pin at or near an old witnessed hickory, thence leaving said branch and running N. 39-52 W. 555.69 feet to an iron pin at or near an old witnessed tree and old stone; thence S. 56-45 E. 1,284.12 feet to an iron pin; thence S. 26-11 E. 700.96 feet to a nail and cap in or near Highway 25; thence running with said Highway S. 57-03 W. 410.4 feet to a nail and cap, the point and place of BEGINNING,

Derivation Clause: Grantor- John Harold Garland, Recorded in R. M. C. Office for Greenville County, S. C. on December 12/10/75



which has the address of Highway 25, Travelers Rest (Street) (City), South Carolina 29690 (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.