

FILED
GREENVILLE S.C.
APR 11 11 45 AM '83
DONNIE POOLE LINDSEY
R.M.C.

Loan #10777

PL 1601 #42639

MORTGAGE

THIS MORTGAGE is made this 31st day of March 1983, between the Mortgagor, Donnie Poole (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWELVE THOUSAND AND NO/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 March 1, 1991.

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 in the State and County aforesaid, in Highland Township, near Camp Creek Baptist Church, on the North side of Camp Creek Road, containing two and 13/100 (2.13) acres, more or less, as shown on plat of property of Plyna Poole, surveyed for Donnie Poole by Lindsey & Associates, Surveyors, dated March 2, 1982, which plat is recorded in the R.M.C. Office for said County in Plat Book 9-D at page 40, and being more particularly described according to said plat as follows: Beginning at a railroad spike in the center of Camp Creek Road, which spike is located 475 feet in a easterly direction along Camp Creek Road from its intersection with Pack Road, joint front corner with property owned now or formerly by Camp Creek Baptist Church, and running thence along the meanders of a creek, the creek being the line, the traverse line being N. 14-39 W. 436.5 feet to a new iron pin on line of property owned now or formerly by Crowe; thence with the line of said Crowe property S. 72-18 E. 330.8 feet to a new iron pin, joint rear corner with property owned now or formerly by Plyna Poole; thence with the line of said Plyna Poole property S. 0-37 E. 305.4 feet to a nail and cap in the center of Camp Creek Road; thence with the center of Camp Creek Road S. 85-31 W. 208.7 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to the Mortgagor herein by Plyna Poole by deed recorded in said Office on July 30, 1982, in Deed Book 1170 at page 975.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE POOLE
LINDSEY & ASSOCIATES
SURVEYORS
APR 11 1983

which has the address of Route 1, Camp Creek Road Taylors
(Street) (City)
S. C. 29687 (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 seized 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.