

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dennis A. Poole

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Eight Thousand Three Hundred Sixty and no/100-----  
-----Dollars (\$8,360.00 ) due and payable

June 8, 1990

with interest thereon from 6-16-83 at the rate of 15% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

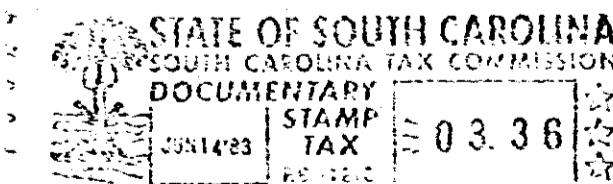
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of McCarson Road, in Cleveland Township, containing 5.5 acres, more or less, being more particularly shown on plat entitled "Property of Dennis A. Poole" prepared by Jones Engineering Service dated March 17, 1977, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of McCarson Road and running thence N. 15-48 W. 386.5 feet to an iron pin; thence N. 22-46 W. 259 feet to an iron pin on an old logging road; thence S. 54-19 W. 200 feet to an iron pin; thence S. 70-26 W. 69 feet to an iron pin; thence S. 07-48 W. 434.2 feet to an iron pin; thence S. 09-34 W. 176 feet to a nail and cap in the center of McCarson Road (iron pin back on line at 25 feet); thence running along and with the center of McCarson Road as follows: N. 78-56 E. 90 feet to a nail and cap; thence N. 73-26 E. 200 feet to nail and cap; thence N. 72-14 E. 191.7 feet to the beginning point. For a more particular description, see the aforesaid plat.

THIS being the same property conveyed to the Grantor herein by Deed of Betty McCarson Poole recorded in the RMC Office for Greenville County in Deed Book 1053 at page 952, on April 4, 1977.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan Association (formerly Travelers Rest Savings and Loan) recorded May 11, 1977, in the RMC Office for Greenville County in Mortgage Book 1397, page 261.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.