

JUL 15 12 01 PM '83

DONNIE S. YANKERSLEY
R.M.C.

MORTGAGE

BOOK 1318 PAGE 163

THIS MORTGAGE is made this 11th day of July, 1983, between the Mortgagor, Jerry M. Leach and Brenda B. Leach (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States, 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 Seventeen Thousand Five Hundred and no/100 (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 July 1, 1993;

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:

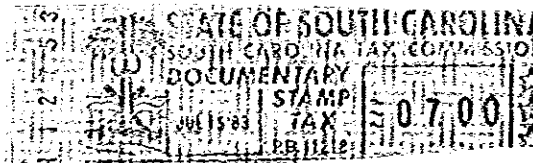
ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 21 of Hampshire Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 44, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Keene Drive, which iron pin is the joint corner of Lots 21 and 22 and running thence N. 66-34 E. 134 feet to an iron pin; thence S. 23-26 E. 215 feet to an iron pin on the Northerly side of Newport Drive; thence along the Northerly side of Newport Drive, S. 66-34 W. 98.7 feet to an iron pin; thence N. 69-44 W. 36.2 feet to an iron pin on the Easterly side of Keene Drive; thence along the Easterly side of Keene Drive N. 26-24 W. 190.2 feet to an iron pin; the point of beginning.

THIS conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, affecting the above-described property.

THIS is the same property conveyed to the Mortgagors herein by deed of William H. Watson, et al., dated June 2, 1977, recorded June 3, 1977, in Deed Book 1057, at page 974.

THE Mortgagor herein does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of all the property above-described, and that the property is free from all encumbrances except a mortgage to Poinsett Federal Savings and Loan Association recorded June 3, 1977, in the RMC Office for Greenville County in Mortgage Book 1399, Page 994.



which has the address of Route 4, 21 Keene Drive, 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 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.

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