

BOOK 1624 PAGE 820

GREENVILLE S.C.
FILED
SEP 9 11 16 AM '83
DONNIE S. STEVENS

MORTGAGE

THIS MORTGAGE is made this 9th day of September 1983 between the Mortgagor, DONNIE S. STEVENS CALVIN N. COX (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-NINE THOUSAND AND NO/100 (\$39,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 October 1, 2008.

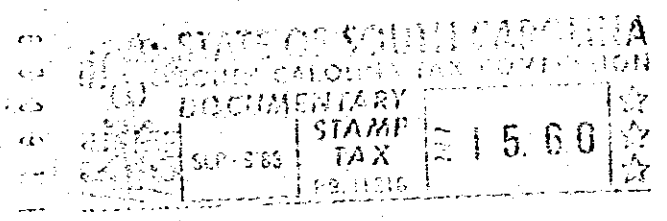
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that lot of land, County of Greenville, State of South Carolina, in Bates Township, shown as 1/2 acre, more or less, on a plat of property of J. N. Hodgens, made by William A. Hudson, dated August 9, 1905, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point S. 23-30 W. 105 feet from the corner of the main tract of land on the side of Renfrew Road, and running thence S. 80 W. 210 feet to a point; thence S. 21-30 W. 105 feet to a point; thence S. 80 E. 210 feet to a point in the center line of Renfrew Road; thence with the center of said road N. 21-30 E. 105 feet to the point of beginning.

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

This being the same property conveyed to mortgagor by deed of Daniel C. Evatt recorded August 17, 1982, in Deed Book 1172 at page 309, R.M.C. Office for Greenville County.



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which has the address of Route 5, Box 193, Travelers Rest, South Carolina 29690 (herein "Property Address");

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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