

FILED
GREENVILLE CO. S.C.

MORTGAGE

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THIS MORTGAGE is made this 8 day of March 1984, between the Mortgagor, Holloway Builders, Inc. (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State 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 Four Thousand and no/100 (\$4,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable February 1, 1989

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:

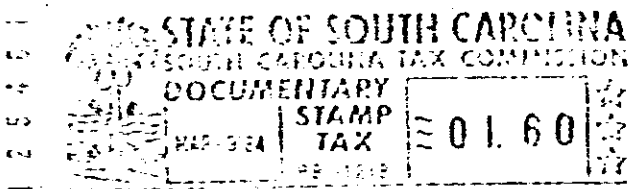
ALL that certain piece, parcel or lot of land, situate, lying and being on the eastern side of High Valley Boulevard in the County of Greenville, State of South Carolina, being shown and designated as Lot 98 on Plat #2, Section #1 of Fresh Meadow Farms, made by J. C. Hill, Surveyor, October 1, 1950, recorded in the RMC Office for Greenville County in Plat Book Y, at Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of High Valley Boulevard at the joint front corner of Lots 97 and 98 and running thence along the common line of said Lots S. 57-15 E. 175 feet to a point; thence running S. 32-45 W. 70 feet to a point; thence along the common line of Lots 98 and 99 N. 57-15 W. 175 feet to a point on the eastern side of High Valley Boulevard; thence along the said High Valley Boulevard N. 32-45 E. 70 feet to the point of beginning.

THIS conveyance is made subject to such restrictive covenants, easements and rights-of-way as appear of record or on the premises.

THIS being the same property conveyed to the Mortgagor herein by deed of L. A. Moseley, et al., recorded in the RMC Office for Greenville County in Deed Book 962, Page 504 on December 11, 1972.

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, recorded March 31, 1978, in the RMC Office for Greenville County in Mortgage Book 1427, at page 612.



which has the address of Lot 98, High Valley Boulevard Greenville, South Carolina (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 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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