

MORTGAGE

THIS MORTGAGE is made this 8th day of November, 1984, between the Mortgagor, Wayne M. Flinkingshelt and Mae R. Flinkingshelt (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 Thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2014.

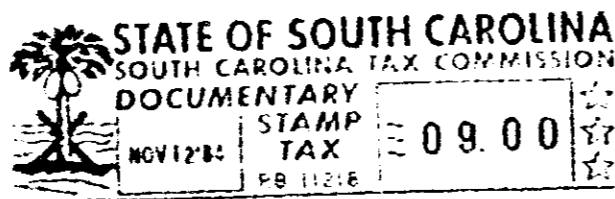
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, with all improvements therein, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 20 of Sunny Slopes Subdivision, Section One, and according to plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R, at Page 3, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Rawood Drive, joint front corner of Lots 20 and 21 and running thence with the common line of said lots, S. 36-42 E. 150 feet to a point; thence N. 53-18 E. 145 feet to a point; thence N. 36-42 W. 150 feet to a point on the edge of Rawood Drive; thence running with said street, S. 53-18 W. 145 feet to a point, the point of beginning.

THIS CONVEYANCE is subject to all easements, restrictions, rights-of-way, roadways, or other matters which may appear by examination of the public record or the premises herein.

THIS is the same property conveyed to the mortgagor by deed of Roger Marvin Harris recorded in the RMC Office for Greenville County in Deed Book 1026, Page 127, on October 21, 1975.



which has the address of Lot 20, Rawood 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 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.

020

7328