

PL 21 3 04 PM

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

BOOK 1439 PAGE 78

THIS MORTGAGE is made this \_\_\_\_\_ day of July 20, 1978, between the Mortgagor, Mahlon Helmuth and Mary C. Helmuth

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender"):

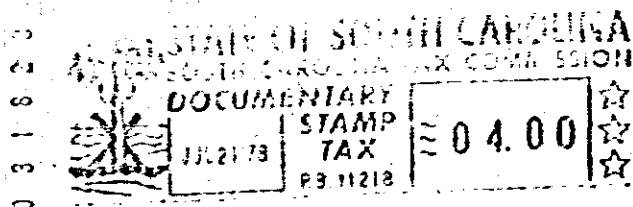
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1990.

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: in or near the Town of Piedmont, as shown on a plat thereof entitled, Property of Piedmont Mfg. Co., prepared by Dalton & Neves, Engineers, dated May, 1950, and recorded in Plat Book Z at page 155, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in Gin Road on the main line of the Southern Railway, and running thence with the center line of said Railway, S. 1-49 W. 339.3 feet; thence S. 88-25 W. 197.4 feet to an iron pin; thence N. 2-03 E. 274.5 feet to an iron pin in the center of a railroad spur track; thence N. 70-31 E. 211.4 feet to the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Sue J. Jenkins, recorded in the RMC Office for Greenville County in Deed Book 1039 at page 753 on July 16, 1976.

3-50-1978



which has the address of Rt. 2, Oil Mill Rd., Piedmont, S. C. (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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