

Mortgage: 203 State Park Rd, Travelers Rest, S.C.

GREENVILLE CO. S. C.

BOOK 1439 PAGE 406

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MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of July 19 78, between the Mortgagor, James Preston Golightly, Sr. and Delores Ann Golightly (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 Sixteen Thousand and No/100 (\$16,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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, 1993;

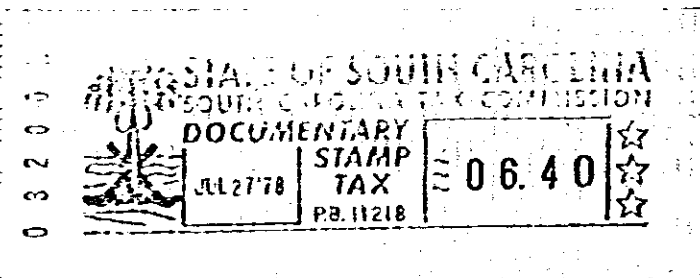
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of that tract of land in the County of Greenville, State of South Carolina, in Bates Township, partly within and partly without the town limits of the Town of Travelers Rest, S. C., and being shown as Tract 2-B, containing 4.49 acres, on plat of Jan and Mary Stuart Hitner recorded in the R. M. C. Office for Greenville County in Plat Book 4-E, page 87, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Little Texas Road at the corner of Tract 2-A, and running thence along the center of said Road N. 69-35 W. 200 feet to an iron pin; thence with the center of said Road N. 50-22 W. 127.5 feet to an iron pin; thence N. 2-05 W. 650.8 feet to an iron pin; thence S. 72-22 E. 297.4 feet to an iron pin; thence along the line of tract 2-A, S. 2-05 E. 711.4 feet to the point of beginning.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

Derivation: Jan K. Hitner and Mary S. I. Hitner, Deed Book 893, Page 394, recorded July 6, 1970.



which has the address of Little Texas Road, 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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