

FILED
SOUTH CAROLINA CO. S. C.
APR 18 11 10 AM '80
DONALD S. FANNING

MORTGAGE

THIS MORTGAGE is made this 18th day of April 1980, between the Mortgagor, Ronald Blevins, John M. Catlin, and Alvin Burdett as Warrant Officers of Ebenezer Lodge No. 101, A.F.M. (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 Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 18th day of April, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2005

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 containing 1.32 acres, more or less, situate, lying and being at the Northwestern corner of the intersection of Slater Road and School Road at Slater, County of Greenville, State of South Carolina, and having according to a plat prepared by Dalton & Neves Co., Engineers, dated February 1975, entitled "Property of J.P. Stevens & Co., Inc.", recorded in the R.M. C. Office for Greenville County, South Carolina, in Plat Book 5 L at Page 19, the following metes and bounds:

BEGINNING at an iron pin at the Northwestern corner of the intersection of School Road and Slater Road and running thence with the Northwestern side of Slater Road S. 42-39W 131.1 feet to an iron pin; thence N. 35-16 W. 347.9 feet to an iron pin; thence with the lines of property now or formerly of Greenville County Schools and of other property of the grantor herein N. 54-44 E. 212 feet to an iron pin on the Western side of School Road; thence with the Western side of School Road S. 42-56 E. 99.17 feet to an iron pin; thence continuing with the Western side of School Road S. 18-46 E. 232.4 feet to the point of beginning.

Derivation: J. P. Stevens & Co., Inc. Deed Book 1016, Page 623, recorded April 10, 1975.

RECORDED
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STATE ARCHIVES

which has the address of Slater Road, Marietta, South Carolina (herein "Property Address");
[Street] [City] [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 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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