

OFFICE OF THE REGISTER OF DEEDS  
COLUMBIA, S.C.  
JUNE 30, 1980  
MORTGAGE  
MORTGAGE

MAIL: CHARLES L. COMPTON -  
P.O. BOX 244, LAURENS, S.C. 29360

**MORTGAGE**

300.1506 PAGE 566

THIS MORTGAGE is made this 30th day of June 1980, between the Mortgagor, John Phillip Stogner and Barbara Jean Stogner (herein "Borrower"), and the Mortgagee PALMETTO SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 305 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Fifteen Thousand and no/100 (\$115,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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, 2000.

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 and tract of land being located in the town of Mauldin, County of Greenville, State of South Carolina being bounded on the North by Miller Road for a distance of 168.9 feet more or less, on the South by other lands of mortgagors herein for a distance of 173 feet more or less, on the East by Murray Drive for a distance of 99.7 feet more or less, and on the West by other lands of mortgagors herein for a distance of 122.68 feet more or less, and being described according to a plat entitled "John Phillip and Barbara Jean Stogner," dated July 27, 1978, by C. Riddle of record in Plat Book 8-C at page 4 in the R.M.C. Office for Greenville County and have the following courses and distances, TO WIT:

BEGINNING at an I.P. on the South side of Miller Road and being the common I.P. at the intersection of Murray Drive and Miller Road N 72-47E, 168.9 feet to an I.P.; thence S 19-38 E, 122.68 feet to an I.P.; thence S 80 - 23 W, 63 feet to I.P.O.; thence continuing S 80- 23 W, 110 feet to I.P.O.; thence N 18 - 42 W, 99.7 feet to beginning I.P.

This is a portion of the property conveyed to mortgagors herein by deed of D.C. (ANABEL W.) STOGNER, dated JANUARY 21, 1978 of record in the R.M.C. Office of Greenville County in Deed Book 1072 at Page 696

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which has the address of 100 Miller Road Mauldin, South Carolina 29662 (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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