

FILED  
GREENVILLE CO. S. C. MORTGAGE

BOOK 1633 PAGE 847

NOV 1 3 04 PM '83

THIS MORTGAGE was made this 1st day of November 1983, between the Mortgagor, H. C. Bates and Mary T. Cannon (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-five thousand and 00/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2013;

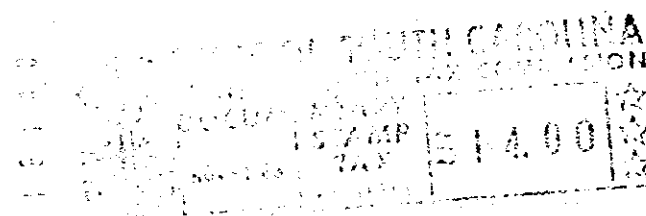
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying, and being in the County of Greenville, State of South Carolina, on the northerly side of South Valley Lane, being known and designated as Lot No. 63, on plat of Riverdale, recorded in the RMC office for Greenville County, S. C., in Plat Book "KK", at Page 107, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the north side of South Valley Lane, at joint front corner of Lots Nos. 62 and 63, and running thence with the line of Lot No. 62, N. 3-11 W. 153.9 feet to an iron pin; thence N. 85-57 W. 100.8 feet to an iron pin; thence with the line of Lot No. 64, S. 3-11 E. 166.6 feet to an iron pin on the north side of South Valley Lane; thence along South Valley Lane, N. 86-49 E. 100 feet to the point of BEGINNING.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

Being the same property conveyed to the Mortgagor herein by Deed of H. C. Bates and Mary T. Cannon dated July 14, 1983, and recorded in the office of the RMC for Greenville County in Deed Book 1192 at Page 357.



which has the address of South Valley Lane, Greenville, 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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