

FILED  
GREENVILLE CO. S.C.  
JUN 5 1 55 PM '84  
WALTER W. WILSON, JR.  
CLERK

# MORTGAGE

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THIS MORTGAGE is made this 6th day of June, 1984, between the Mortgagor, Haden H. Rawlinson and Phyllis E. Rawlinson (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 One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 6, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2014.

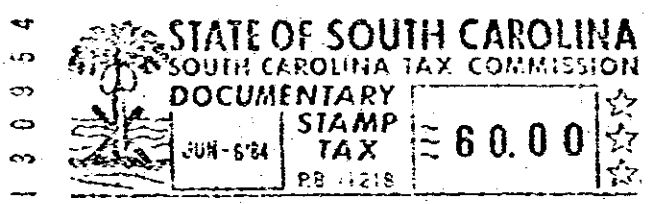
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all buildings and improvements thereon or hereinafter constructed thereon, situate, lying and being on the southwestern side of Smilax Court, in Greenville County, South Carolina, being shown and designated as Lot No. 63 on the plat of Green Valley Subdivision, prepared by Piedmont Engineering Company, dated December 20, 1957, recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ, pages 2 and 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the southwestern line of Smilax Court at the joint front corner of Lots Nos. 63 and 64 and running thence along the joint line of said lots, S. 34-05 W. 261.8 feet to an iron pin in the edge of golf course at the joint rear corner of Lots Nos. 63 and 64; thence along the edge of golf course, N. 61-15 W. 203.9 feet to an iron pin at the joint rear corner of Lots Nos. 62 and 63; thence along the joint line of said lots, N. 34-42 E. 282.6 feet to an iron pin on the southwestern line of Smilax Court at the joint front corner of Lots Nos. 62 and 63; thence along the southwestern line of said Smilax Court, S. 55-24 E. 200 feet to the point of beginning.

The above described property is the same conveyed to the Mortgagors herein by deed of Charlotte Patton Wrigley, dated January 13, 1984, recorded in the RMC Office for Greenville County, S. C. in Deed Book 1204, page 409 on January 13, 1984.

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which has the address of Lot No. 63 Smilax Court, Travelers Rest, S. C. 29690, (Street) (City) (herein "Property Address"); (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 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.

