

Carolina Federal S & L Assoc
500 East Washington Street
Greenville, South Carolina

FILED
GREENVILLE CO. S. C.
MORTGAGE
SEP 30 2 43

1411 00577

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 22nd day of September, 1977, between the Mortgagor, William N. Poe, Jr. and Cynthia N. Poe (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-six Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 1977 (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, 2007.

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 tract of land, located, lying and being in the County of Greenville, State of South Carolina, shown as a 5.51 acre tract on plat prepared by W. R. Williams, Jr., Engineer/Surveyor dated April 14, 1975 and entitled "Property of Wilson Farms, Inc." and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of S. C. Highway #414 and running thence with the joint line of this tract and an 8.19 acre tract N. 42-36 W., 811.3 feet to an iron pin; thence N. 86-48 E., 174.9 feet to an iron pin; thence N. 72-06 E., 115 feet to an iron pin; thence N. 79-53 E., 75 feet to an iron pin; thence S. 85-54 E., 154.5 feet to an iron pin; thence N. 69-50 E., 52.2 feet to an iron pin on Tugalo Bluff road; thence S. 10-58 E., 48.8 feet to an iron pin; thence S. 17-46 E., 78.7 feet to an iron pin; thence S. 28-23 E., 81.9 feet to an iron pin; thence S. 38-55 E., 131.1 feet to an iron pin; thence S. 1-26 E., 41.1 feet to an iron pin; thence S. 2-30 W., 52.1 feet to a nail and cap in the center of S. C. Highway #414; thence with the center of said highway S. 35-30 W., 50 feet to a nail and cap; thence S. 32-21 W., 50 feet to a nail and cap; thence S. 30-22 W., 200 feet to a nail and cap; thence 19.8 feet to a nail and cap in the center of S. C. Highway #414, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Wilson Farms, Inc. recorded in the R.M.C. Office for Greenville County on November 26, 1976 in Deed Book 1046 at Page 908.

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RE. 11218

which has the address of Route 3, Tugalo Bluff Road, Travelers Rest,
South Carolina
(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 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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