

MORTGAGE

LEATHERWOOD 1446 525

THIS MORTGAGE is made this 22nd day of November 1977, between the Mortgagor, Brodus W. Hinson and Barbara C. Hinson (herein "Borrower"), and the Mortgagee, **Poinsett Federal Savings & Loan** formerly **TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION**, a corporation organized and existing under the laws of South Carolina, whose address is 23 S. Main St., P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 1, 2002

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 or lot of land situate, lying and being on the Eastern and Southern side of Carter Drive at Slater, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 11 as shown on a plat prepared by Piedmont Engineers & Architects, dated February 5, 1966, entitled "Subdivision for J. P. Stevens & Co., Inc., Slater Plant", recorded in the RMC Office for Greenville County, South Carolina in Plat Book 000 at page 131, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Carter Drive at the joint corner of Lots Nos. 11 and 12 and running thence with the lines of Lots Nos. 12 and 13 N. 67-05 E. 150.3 feet to an iron pin at the joint rear corner of Lots Nos. 10 and 11; thence with the line of Lot No. 10 N. 20-00 W. 200 feet to an iron pin on the Southern side of Carter Drive; thence with the Southern side of Carter Drive S. 70-05 W. 95.7 feet to an iron pin; thence with the curve of Carter Drive, the chord of which is S. 29-08 W. 32.7 feet to an iron pin on the Eastern side of Carter Drive; thence with the Eastern side of Carter Drive S. 11-50 E. 185 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of J. P. Stevens & Co., Inc. recorded May 28, 1968 in the RMC Office for Greenville County in Deed Book 845, Page 29.

which has the address of 11 Carter Drive, Marietta (Street) (City)
S. C. (State and Zip Code) (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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