

MORTGAGE

THIS MORTGAGE is made this 8th day of December 1977, between the Mortgagor, John T. McCombs, Jr. and Jean C. McCombs (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 Ten Thousand One Hundred Seventy-Six and 17/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 or about twelve years from date

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 lot of land in the County of Greenville, State of South Carolina, in Bates Township, containing 16.1 acres, more or less, shown on plat of Constance S. Young recorded in the RMC Office for Greenville County in Plat Book 4-C, Page 35, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of S.C. Highway 186 at the corner of Marilyn A. Stroud property and running thence along the center of said road the following courses and distances, to-wit: N. 70-45 E. 200 feet; N. 63-00 E. 125 feet; N. 54-01 E. 300 feet; thence along Talmadge C. Stroud, Sr., property, S. 47-00 E. 894 feet to an iron pin on the bank of North Saluda River; thence following the river as the line, the traverses and distances of which are: S. 6-26 W. 100 feet; S. 3-08 E. 160 feet; S. 26-48 E. 105 feet; S. 22-55 W. 125 feet; S. 51-42 W. 246 feet; thence along Marilyn A. Stroud property N. 47-00 W. 1366 feet to the point of beginning.

This being the identical property conveyed to the mortgagors by deed of Cleophus Ricker, recorded in the RMC Office for Greenville County, S.C., in Deeds Book 1068 at Page 162 on November 8, 1977.

which has the address of Route #2, Marietta, S. C. 29661 (herein "Property Address");
(Street) (City) (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.

1118 32

4328 W. 21