

MORTGAGE

THIS MORTGAGE is made this 17th day of February 1978, between the Mortgagor, GORDON E. MANN (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 SIXTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1998

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: situate on the northwestern side of S. C. Highway No. 253 being shown as the major portion of an unnumbered tract on a plat of the property of Gordon E. Mann dated June 14, 1977, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book 6-E at page 29 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of S. C. Highway No. 253, which iron pin is N 35-19 E 108.1 feet from the northeastern corner of the intersection of Monaview Circle and S. C. Highway No. 253 and running thence N 62-21 W 211.3 feet to an old iron pin; thence N 51-21 W 213.9 feet to an iron pin; thence N 76-44 W 13.7 feet to an old iron pin; thence S 41-26 W 104.2 feet to an old iron pin on the northeastern side of Monaview Circle; thence with Monaview Circle N 51-39 W 50.4 feet to an old iron pin; thence N 51-44 E 16.2 feet to an old iron pin; thence N 10-00 E 234.3 feet to an old iron pin; thence S 59-09 E 605.2 feet to an iron pin on the northwestern side of S. C. Highway No. 253; thence with said highway S 39-39 W 138.2 feet to an iron pin; thence with said highway S 35-19 W 14.9 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Miller Outdoor Advertising, Inc. of South Carolina recorded on October 17, 1975 in Deed Book 1025 at page 963 and by deed of W. M. Webster, III and W. M. Webster, Jr. recorded on October 4, 1976 in Deed Book 1043 at page 967 in the RMC Office for Greenville County. Reference is also made to a deed from Charles R. Callahan, et al, to be recorded herewith. Reference is also made to Judgment Roll No. 78-832 which has been filed in the Office of the Clerk of Court for Greenville County.

which has the address of 112 Monaview Circle Greenville, SC 29611 (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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