

GREENVILLE CO. S.C.  
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**MORTGAGE**

BOOK 1423 PAGE 915

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 ELEVEN THOUSAND SIX HUNDRED AND NO/100 (\$11,600.00) 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 17, 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: being known and designated as LOT NO. 67 of Section 1 as shown on a subdivision of Victor Monaghan Mills recorded in Plat Book S at page 179 and being more particularly described according to said plat as follows:

BEGINNING at the southwestern intersection of Frost Street and Peace Street and running thence with Frost Street S 6-39 W 100 feet to an iron pin; thence N 83-21 W 127.6 feet to an iron pin in the eastern side of a 15-foot alley; thence with said alley N 7-28 E 100 feet to an iron pin in the southern side of Peace Street; thence with said street S 83-21 E 126.2 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Mickey Foister and Wilda Foister, recorded on January 23, 1978 in Deed Book 1072 at page 358 in the RMC Office for Greenville County.

*[Faint signature and stamp area]*

which has the address of 8 Frost St., Greenville, SC 29611 (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.

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