

MORTGAGE

APR 4 4 02 PM '78

DONNIE S. TANKERSLEY

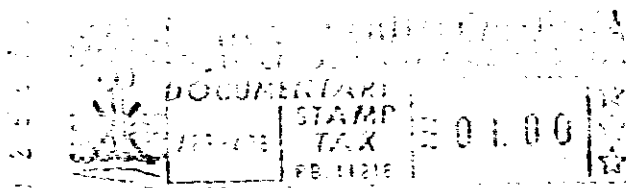
THIS MORTGAGE is made this ^{6 H.C.} 4th day of April 1978, between the Mortgagor, T. Roy Tate and Leona L. Tate (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 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 May 1, 1978

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: Bates Township, near Travelers Rest, South Carolina, as shown in the plat of J. Claud Smith and Viola L. Smith, recorded in plat book T at page 404, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of the G & N Railroad, a short distance southeast of White Horse Road Extension (near Geer Highway intersection) at the corner of the property of Stretanski and running thence along said property S. 88 E. 340 feet to an iron pin; thence S. 6-22 E. 248.7 feet to an iron pin; thence S. 63-50 W. 198.12 feet to an iron pin; thence S. 64 W. 450 feet to an iron pin in the center of the G & N Railroad; thence along the center of said railroad N. 20 E. 572.2 feet to the point of beginning.

These being two tracts of land. One tract conveyed to Leona Ledford, recorded in deed book 584 at page 411. ^{revised in September 1977} The other conveyed to Roy Tate, who is one and the same Thomas Royal Tate, in Deed Book 784 at page 106. ^{as revised in October 14, 1965} Leona Ledford and Roy Tate were married and conveyed their two adjacent tracts to themselves as Thomas Royal Tate and Leona L. Tate, by deed, recorded in deed book 370 at page 319 ¹⁹⁶⁵ and recorded on June 29, 1969.



which has the address of White Horse Road Extension (Street), Travelers Rest (City), 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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