

FILED
GREENVILLE CO. S. C.

BOOK 1432 PAGE 845

MAY 23 8 57 AM '78

DOONIE S. TANKERSLEY
R.H.C. **MORTGAGE**

THIS MORTGAGE is made this 22nd day of May 1978, between the Mortgagor, Jimmie H. Conley and Lorna R. Conley (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").

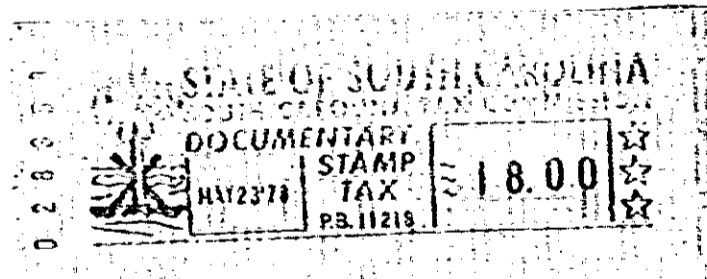
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 22, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2003;

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 in the County of Greenville, State of South Carolina, on the westerly side of Jennifer Court, being shown and designated as Lot 22, on plat of Sylvan Manor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4 R, Page 33, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of Jennifer Court, joint corner of Lots 22 and 23, and running thence with the common line of said lots, N 67-30 W 209.3 feet to an iron pin, joint rear corner of said lots; thence N 5-58 E 45 feet crossing branch to an iron pin; thence N 56-58 E 150 feet to an iron pin, joint rear corner of Lots 21 and 22; thence with the common line of Lots 21 and 22 S 35-51 E 193.15 feet crossing branch to an iron pin on the westerly side of Jennifer Court, joint front corner of Lots 21 and 22; thence along the westerly side of Jennifer Court, S 45-06 W 70.9 feet to an iron pin, the point of beginning

DERIVATION: This being the same property conveyed to Mortgagor by deed of Gerald Sprout and Doris Sprout as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1069, Page 22 on November 23, 1977.



which has the address of Lot 22 Jennifer Court Greenville South Carolina (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 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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