

LEATHERWOODS GREENVILLE CO. S. C.  
DONNIE S. TANKERSLEY  
R.H.C.  
JUN 29 9 12 AM '78

BOOK 1430 PAGE 822

# MORTGAGE

THIS MORTGAGE is made this 27 day of June, 1978, between the Mortgagor, ERNEST E. CRAIN AND SANDRA G. CRAIN (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, 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 Twenty-Seven Thousand Eight Hundred and 00/100 (\$27,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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, 2007.

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 located in the County of Greenville, State of South Carolina, and containing 2.2 acres, according to a plat entitled "Plat of Property of Gene and Sandra Crain" by Terry T. Dill, said plat being dated June 24, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern edge of Guest Circle, and running thence N. 31-32 W. 171.7 feet to an iron pin; thence N. 42-15 E. 66 feet to an old iron pin; thence with the line of property now or formerly of Troy Sanders, N. 75-00 E. 420.5 feet to an old iron pin; thence S. 50-07 E. 176 feet to an iron pin on the northern edge of a proposed road; thence with the northern edge of a proposed road, S. 41-24 W. 66.5 feet to an iron pin; thence continuing with the northern edge of the proposed road, S. 72-43 W. 472 feet to an old iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Willie E. Guest, said deed being dated July 1, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1060 at Page 715.

ALSO: ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being shown as a triangular piece of land according to a plat entitled "Property of Gene and Sandra Crain" by Terry T. Dill, Surveyor, dated May 19, 1978, and being a portion of Lot 6, according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4L at Page 3, and being more particularly described as follows:

BEGINNING at an iron pin on the northern edge of Guest Circle, and running thence N. 01-06 W. 98.3 feet to an iron pin in property of Crain; thence with property of Crain, S. 31-32 E. 81 feet to an old iron pin on Guest Circle; thence with the right-of-way of the said Guest Circle, S. 55-43 W. 50 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of James S. Turner and Lucille G. Turner, said deed being dated June 9, 1978 and recorded in the R.M.C. Office for Greenville County in Deed Book 1081 at Page 561.

which has the address of Ash Court Road (Street) (City) (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 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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