

Poinsett Federal Savings & Loan Association
203 State Park Road
Travelers Rest, South Carolina 29690

BOOK 1437 PAGE 737

GREENVILLE CO. MORTGAGE

JUL 11 9 57 AM '78
DONALD S. TANKERSLEY

THIS MORTGAGE is made this 7th day of July 1978, between the Mortgagor, Steven D. Hunnicutt and Patricia M. Hunnicutt (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").

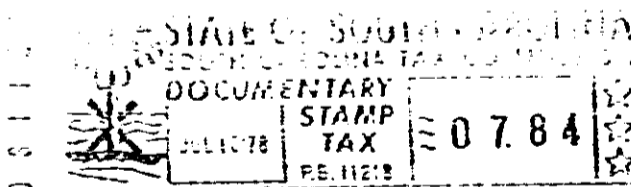
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 7, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008;

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, with improvements thereon, situate, lying and being on the eastern side of Sulphur Springs Drive and the northern side of Willpot Drive (now Racine Court) being shown as Lot No. 1 on plat of Riverdale Acres made by C. C. Jones Engineers July, 1955 recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 127 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sulphur Springs Drive at the joint front corner of Lots 1 and 2 and running thence along the line of Lot 2, S. 87-12 E., 175 feet; thence S. 2-48 W., 84.1 feet to an iron pin on the northern side of Racine Court; thence along said court S. 78-41 W., 49 feet thence S. 88-01 W., 49.9 feet; thence still with Racine Court N. 87-12 W., 52.6 feet; thence with the curve of the intersection of Racine Court and Sulphur Springs Drive (chord being N. 42-12 W., 35.4 feet) to an iron pin on the eastern side of Sulphur Springs Drive; thence along the eastern side of Sulphur Springs Drive N. 2-48 W., 75 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of James C. Clayton recorded in the R.M.C. Office for Greenville County in Deed Book 1012 at Page 850 on the 11th day of July, 1978.



which has the address of 125 Sulphur Springs Drive, 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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