

LEATHERWOOD, WALKER, JONES & CO. S.C.
GREENVILLE, S.C.

JUL 11 12 30 PM '78
Lennie S. Tankersley
R.M.C.

BOOK 1437 PAGE 781

MORTGAGE

THIS MORTGAGE is made this 11 day of July, 1978, between the Mortgagor, J. L. HART AND DEBRA F. HART (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 Fifteen Thousand Two Hundred and 00/100 (\$15,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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, 1998

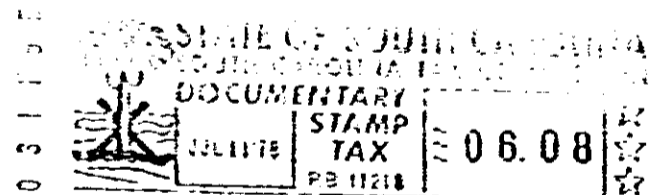
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, near Travelers Rest, and being known as Lot No. 13, Abney Mills, Renfrew Plant, and having, according to a plat recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Church Street at the corner of Lot No. 12, said iron pin being approximately 815 feet West of U. S. Highway 276, and running thence S. 36-31 E. 150 feet to an iron pin; thence S. 50-46 W. 119.1 feet to an iron pin; thence along an unnamed road, N. 23-08 W. 160 feet to an iron pin; thence along Church Street, N. 53-29 E. 82 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of J. Edward Bates and Louise M. Bates, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1082 at Page 864.

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Church Street Renfrew Travelers Rest, South Carolina
which has the address of
[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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