

GREENVILLE CO. S.C.

MORTGAGE

THIS MORTGAGE is made this 18 day of August 1978, between the Mortgagor, **MILLARD GARLAND AND FRANCIS G. GARLAND** (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").

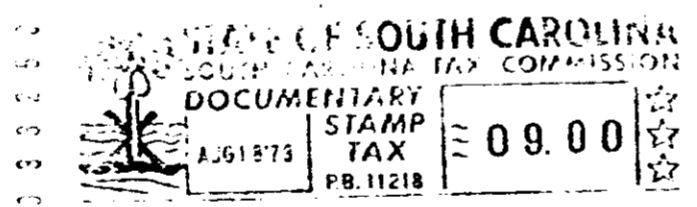
WHEREAS, Borrower is indebted to Lender in the principal sum of **Twenty Two Thousand Five Hundred and 00/100 (\$22,500.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **August 18, 1978** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **August 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, and lying and being in Bates Township, on the Western side of U. S. Highway 276, and being known and designated as Lot 35 according to a plat entitled "Property of Nannie K. Hunt Estate" made by H. L. Dunahoo, said plat being dated October 11-16, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book AA at Page 134, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern edge of Hunt Street (Gilreath Street) at the joint front corner of Lots 35 and 36 and running thence with the line of Lot 36, N. 63-30 E. 200 feet to a point at the joint rear corner of Lots 36, 35, 4 and 5; thence with the line of Lot 5, S. 26-15 E. 100 feet to a point in the joint rear corner of Lots 5, 6, 35 and 34; thence with the line of Lot 34, S. 63-30 W. 200 feet to a point on the Western edge of Hunt Street (Gilreath Street); thence with Hunt Street (Gilreath Street), N. 26-15 W. 100 feet to the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Marvin E. Gregory, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1085 at Page 599.



which has the address of **Hunt Street**, **Travelers Rest, South Carolina**
 [Street] [City]
29690
 (State and Zip Code) (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 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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