

FILED  
GREENVILLE CO. S. C.  
OCT 27 3 45 PM '78  
JOHN S. TANKERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 26 day of October,  
1978, between the Mortgagor, STEVEN DOUGLAS LEVERETTE  
(herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of State 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 EIGHTEEN THOUSAND AND  
No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 October 1, 1993.

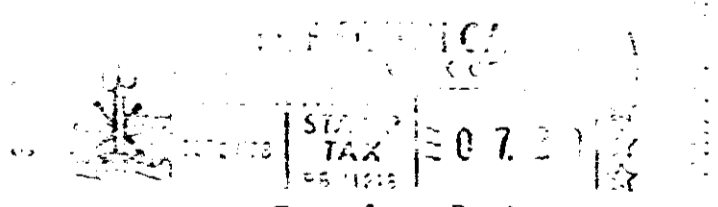
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 together with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina containing 3.55 acres as shown on a plat entitled "Property of Steven Douglas Leverette, Rebecca Diane Leverette" by W.R. Williams, Jr., Surveyor, dated September 6, 1974 and recorded in the Greenville County R.M.C. Office in Plat Book 66 at Page 68, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of Blue Ridge Drive at the intersection of Nix Road and running thence with the center line of said Blue Ridge Drive, N. 66-21 E., 151.6 feet to a nail and cap in the center of said Blue Ridge Drive; thence continuing with the center line of said Blue Ridge Drive, N. 78-56 E., 100.0 feet to a nail and cap in the center of said Blue Ridge Drive; thence continuing with the center line of said Blue Ridge Drive, S. 86-55 E., 100.0 feet to a nail and cap in the center of said Blue Ridge Drive; thence turning and running S. 11-57 E., 25.0 feet to an old iron pin located on the southern side of the right-of-way of Blue Ridge Drive; thence continuing along property of Case as shown on said plat, S. 11-57 E., 383.5 feet to an old iron pin at the joint corner of the within tract and property of Case and McCall; thence turning and running along property of McCall, S. 64-50 W., 302.9 feet to an iron pin located on the eastern side of the right-of-way of Nix Road; thence continuing to the center line of said road, S. 64-50 W., 25 feet to a nail and cap in the center of said Nix Road; thence turning and running with the center line of said Nix Road, N. 15-02 W., 480.9 feet to a nail and cap at the point of beginning.

THIS being the identical premises heretofore conveyed to the mortgagor by Deed of Gladys S. Hart, Curtis Hart, Betty Jean H. Bridwell, Rosemary Hart Cox Garrett, Martha Ann Hart Canker and Harold Ray Hart dated October 1, 1974 and recorded October 3, 1974 in Deed Book 1007 at Page 703 and by Deed of Rebecca Diane Leverette dated October 26, 1978 and recorded October 27, 1978 in Deed Book 1090 at Page 684 in the Greenville County R.M.C. Office.

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which has the address of Rt. 1, Nix Road Travelers Rest  
(Street) (City)  
South Carolina 29690 (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 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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