

FILED
GREENVILLE CO. S. C.
APR 21 10 34 AM '79
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 23 day of April 1979, between the Mortgagor, R. D. Keith (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").

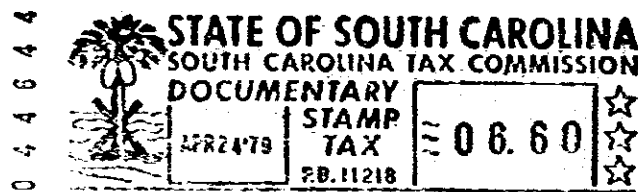
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen Thousand Five Hundred and no/100 (\$16,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 23, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1994;

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 on the northeastern side of St. Marks Road, in the County of Greenville, South Carolina, being shown and designated as the "Property of R. D. Keith" on a plat thereof made by Dalton & Neves, Engrs., dated April, 1979, and recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book 7-D at page 78.

This is the same property conveyed to the mortgagor by deed of Mildred I. Stickney, now Mildred Holford, by deed of even date herewith, to be recorded.

Reference to said plat is craved for a fuller description.



which has the address of Rt. 3, Saint Marks Road, Taylors, S. C. 29687 (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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