

P. O. Box 45
Travelers Rest, S.C. 29690

GREENVILLE
FILED
JUN 14 2 48 PM '79
DONNIE S. TANKERSLEY
R.M.C.

VOL 1470 PAGE 204

MORTGAGE

THIS MORTGAGE is made this 14th day of June 19. 79., between the Mortgagor, Winona Madge Mendoza (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 Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 14, 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 June 1, 2009;

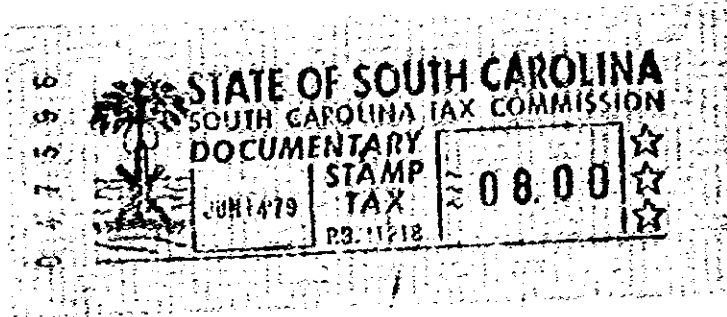
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land situate, lying and being on the northern side of Talley Bridge Road near the City of Greenville, in the County of Greenville and in the State of South Carolina and known and designated as Lot No. 9, Block K on a plat entitled Property of Slater Manufacturing Co. which plat is recorded in the R.M.C. Office for Greenville County in Plat Book CC at Page 14 and has according to such plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Talley Bridge Road at the joint front corner of Lots Nos. 8 and 9 and running thence with the joint line N 18-09 W. 228.5 feet to an iron pin; running thence S 71-51 W. 140 feet to an iron pin joint rear corner of Lots Nos. 9 and 10; running thence with said lots S. 18-09 E. 228.5 feet to an iron pin on the northern side of Talley Bridge Road; running thence with the northern side of said road N. 71-51 E. 140 feet to an iron pin, point of beginning.

This property is conveyed subject to easements and restrictions as contained in the Deed of J. P. Stevens Co. to Jessie C. Reynolds, Jr. et al recorded in Deed Book 508 at Page 513.

This property is the identical property conveyed to the mortgagor herein by Deed of L. D. Cody dated and recorded simultaneously herewith.



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which has the address of Lot 9 Talley Bridge Road 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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