

FILED
CO. S. C.
JUL 3 55 AM '79
TANKERSLEY

1472-505

MORTGAGE

THIS MORTGAGE is made this 3rd day of July, 1979, between the Mortgagor, H. PAUL BRANTLEY and DARLENE C. BRANTLEY (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, 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 Forty-seven Thousand Three Hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 3, 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 October 1, 2003

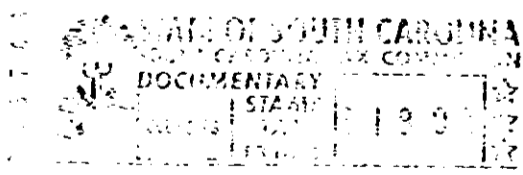
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all buildings and improvements, situate, lying and being on the southern side of the Little Texas Road, near Travelers Rest, in Greenville County, South Carolina, being shown and designated as Tract No. 4-A, containing 4.60 acres on a plat entitled PROPERTY OF WAYNE S. JUMPER, et al, made by W. R. Williams, Jr., Surveyor, dated February, 1974, recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-E, page 139, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Little Texas Road at the corner of Tract 4-B and running thence N. 6-42 E., 1375.4 feet to an iron pin; thence N. 7-30 W., 1185 feet crossing a creek to a concrete monument on the northern side of Little Texas Road; thence N. 50-06 E., 332.9 feet to an iron pin; thence along the line of property now or formerly owned by Tankersley, S. 69-31 E., 64 feet to an iron pin, the point of beginning.

There is excluded from the above described property a 50 foot strip owned by the City of Greenville, South Carolina, shown on a plat recorded in the RMC Office for said county and state in Plat Book 5-E, page 139, which 50 foot strip was reserved in a deed from the City of Greenville to P. B. Batson, appearing of record in Deed Book 72, page 453.

The above property is the same conveyed to the Mortgagors by deed of Wayne S. Jumper and Sara W. Jumper to be recorded simultaneously herewith.



which has the address of Little Texas Road, (Street) Greenville (City), S. C. (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 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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