

Mortgagee's address: 203 State Park Road, Travelers Rest, S. C. 29690

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MORTGAGE

LEATHERWOOD, WALKER, TODD & MARK

THIS MORTGAGE is made this 14th day of August, 1979, between the Mortgagor, Piper M. Osborne and Shirley E. Osborne (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").

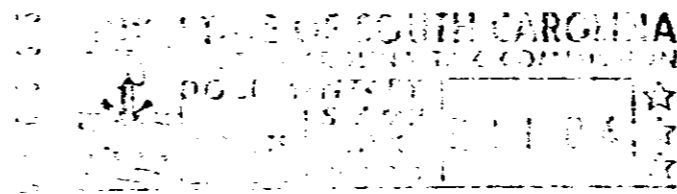
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-seven Thousand Six Hundred and No/100 (\$27,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 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 certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, being known and designated as Lot No. 15 on a plat of Meadowbrook Farms, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book VV, at Page 51, and having, according to a more recent plat entitled "Property of Piper M. Osborne and Shirley E. Osborne", by Freeland & Associates, dated August 7, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Loraine Drive, at the joint front corners of Lots 14 and 15 and running thence with the line of Lot 14 N. 77-42 E. 175 feet to an iron pin; thence S. 12-18 E. 100 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence with the line of Lot 16 S. 77-42 W. 175 feet to an iron pin on the eastern edge of Loraine Drive; thence with Loraine Drive N. 12-18 W. 100 feet to the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of Oneal M. Owen and Athilee Owen, said deed being dated August 14, 1979, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1109, at Page 355.



which has the address of (Street) (City) (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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