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# MORTGAGE

THIS MORTGAGE is made this 20th day of AUGUST 1979, between the Mortgagor, H. J. MARTIN & JOE O. CHARPING (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 FIFTY EIGHT THOUSAND (\$58,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 20, 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 February 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 lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 170 as shown on plat of DEVENGER PLACE, Sec. 9, recorded in plat book 6-H page 71 of the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Windward Way, the joint front corner of Lots 170 & 171; thence with the joint line of said lots S. 56-59 E. 140 feet to an iron pin; thence turning S. 33-01 W. 85 feet to an iron pin joint rear corner of Lots 170 & 169; thence with the joint line of said lots N. 56-59 W. 140 feet to an iron pin on the southeastern side of Windward Way; thence with the southeastern side of said street N. 33-01 E. 85 feet to the point of beginning.

This is the same lot conveyed to mortgagors by Devenger Road Land Company, a Partnership, by deed dated August 20, 1979 to be recorded herewith.



which has the address of Lot 170 Windward Way DEVENGER PLACE Sec 9 (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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