

FILED
GREENVILLE CO. S. C.
OCT 9 3 27 PM '79
DONN TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1483 PAGE 745

THIS MORTGAGE is made this 5th day of October 1979, between the Mortgagor, Robert S. Gaddis and Margaret R. Gaddis (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").

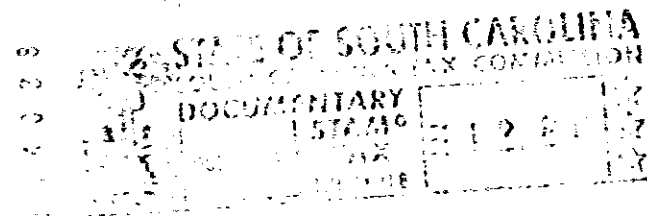
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-two Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2004

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 tract of land situate, lying and being in Greenville County, South Carolina, containing 16.34 acres and being shown as Tract No. 1 on plat of property of Grantor made by C. O. Riddle, March, 1962, recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 71 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Highway No. 253, which point is 37.6 feet east from an iron pin on the western side of said highway and running thence along the line of property of James Ervin Batson N. 86-15 W. 1,438.2 feet to an iron pin; thence S. 8-15 W. 650 feet to an iron pin; thence S. 60-30 E. 353.1 feet to an iron pin; thence N. 42-34 E. 558 feet to an iron pin; thence S. 85-45 E. 806.7 feet to an iron pin on the western side of Highway No. 253; thence continuing S. 85-45 E. 37.6 feet to the center of said highway; thence with the center of said highway as the line, N. 0-41 W. 373.8 feet to the point of beginning.

Being the same property conveyed to Mortgagors herein by deed of Ellen Batson Roberts, dated May 3, 1962 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 699, at Page 541.



which has the address of Route 2 Taylors South Carolina 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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