

FILED
GREENVILLE CO. S. C.

Nov 2 4 03 PM '79

MORTGAGE

BOOK 1487 PAGE 7

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of October 1979, between the Mortgagor, William C. Bates and Mary B. Bates (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 Eighty-five Thousand and No/100 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

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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina, Bates Township, on the eastern side of U. S. Highway No. 276, and having, according to plat of survey of property of Clyde C. Bates made by Terry T. Dill, Surveyor, the following courses and distances, to-wit:

BEGINNING at an iron pin on the southeastern corner of intersection of right of ways of U. S. Highway No. 276 and an unnamed county road and running with the right of way of said county road N. 42-11 E. 268 feet to an iron pin; thence S. 51-30 E. 479 feet to an iron pin; thence S. 78-15 E. 506 feet to an iron pin on Peddycord corner; thence S. 32-52 W. 631 feet to an iron pin on Looper line; thence N. 79-00 W. 643.6 feet to a right of way of U. S. Highway No. 276; thence following said right of way N. 2-30 E. 200 feet; thence N. 3-33 W. 200 feet; thence N. 14-45 W. 191.2 feet to the point of beginning, containing 12.3 acres, more or less.

Being the same property conveyed to the Mortgagors herein by deed of C. C. Bates and Grace M. Bates, dated May 24, 1960, and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 691, at Page 336.

STATE OF SOUTH CAROLINA
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which has the address of (Street) (City) (herein "Property Address"); (State and Zip Code)

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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