

FILED
GREENVILLE CO. S. C.

OCT 16 4 08 PM '80

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

1520-1746

THIS MORTGAGE is made this 15th day of October, 1980, between the Mortgagor, James F. Gilreath, Jr., (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 of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

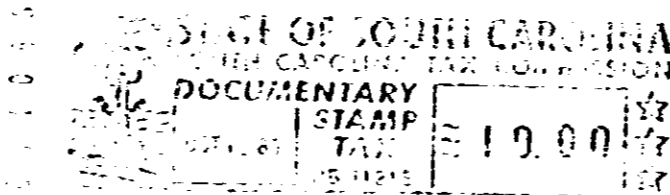
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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, having the following courses and distances, to-wit:

BEGINNING at a point near the center of Jackson Grove Road, joint front corner of property now or formerly belonging to Holton Jones Gilreath and running thence, S. 59-15 E. 100 feet to an iron pin near the edge of Jackson Grove Road; thence continuing with a line through Jackson Grove Road, S. 89-00 E. 96.8 feet to a nail and cap in or near the center of said Road; thence, S. 14-06 E. 62.7 feet to an iron pin, thence, S. 14-06 E. 592 feet to an iron pin; thence, S. 14-06 E. 100 feet to a point; thence, S. 83-12 W. 100 feet to a point; thence N. 14-06 W. 100 feet to a point; thence, S. 83-12 W. 235 feet to an old iron pin in the line of property now or formerly belonging to Holton Jones Gilreath; thence running with the common line with Holton Jones Gilreath, N. 07-36 W. 606 feet to an old iron pin; thence continuing with the Holton Jones Gilreath line, N. 29-00 E. 100 feet to an old iron pin; thence continuing with the Holton Jones Gilreath Line, N. 29-00 E. 45 feet to a point in or near the center of Jackson Grove Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of J. F. Gilreath (James F. Gilreath), dated July 24, 1979 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1107 at Page 506.



which has the address of Jackson Grove Road, Greenville, South Carolina (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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