

RECORDED
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M.C. ERSLEY

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MORTGAGE

THIS MORTGAGE is made this 25 day of November 1980, between the Mortgagor, Carmi M. Ledford, Jr., and Dorothy A. Ledford (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the state 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 Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 25, 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 November 1, 2000

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 lot of land in Bates Township, Greenville County, State of South Carolina, located about three miles north of Travelers Rest, South Carolina, the same being shown and designated as lot number 7 on a plat of survey of the property of the "Nannie K. Hunt Estate", plat made by R.L. Dunahoo, Surveyor, dated November 15 and 16, 1951, and recorded in Plat Book AA, Page 134, RMC Office for Greenville County, and having according to said plat, which is hereby incorporated by reference, the following courses and distances, to-wit:

BEGINNING at a point on the western edge of said U.S. Highway No. 276 joint corner of lots 7 and 8 on said plat, and running thence S 63-30 W. 240 feet to a point, joint corner of lots 7 and 33; thence N. 26-15 W. 100 feet to a point, joint corner of lots 7 and 33; thence N. 63-30 E. 235 feet to a point on the western edge of said U.S. Highway No. 276, joint corner of lots nos. 6 and 7; thence along the western edge of said U.S. Highway No. 276, S. 29-30 E. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Madeline G. Hunt, dated February 21, 1953, recorded in the RMC Office of Greenville County in Deedbook 473 at page 258.

This conveyance is subject to any and all easements, restrictions, covenants or rights of way either of record, on the plat or on the ground.

The mortgagors' address is Route 2, Box 121, Travelers Rest, South Carolina 29690.

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which has the address of Lot 7, Geer Highway (276) Travelers Rest South Carolina 29690 (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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