

S. C.  
1980  
SLEY

# MORTGAGE

1980-10-33

THIS MORTGAGE is made this 15th day of December 1980 between the Mortgagor, Mildred B. Nixon (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 Fifteen Thousand and No/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 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 December 1, 1995.

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 my right title and interest in and to all that certain lot of land in Greenville County, State of South Carolina, lying on the northern side of Trinity Way, shown as Lot 7 on a plat of No. 7 of Northwood Hills, Section 1 recorded in Plat Book RR, Page 15, and described as follows:

BEGINNING at an iron pin on the northern side of Trinity Way, at the joint front corner of Lots 7 and 8 and running thence with the line of Lot 8 N. 22-45 E., 165.3 feet to an iron pin; thence S. 66-51 E., 83.2 feet to an iron pin; thence S. 83-36 E., 61.6 feet to an iron pin, corner of Lot 6 S. 29-14 W., 199.8 feet to an iron pin on the northern side of Trinity Way; thence along Trinity Way N. 55-50 W., 70 feet to pin; thence continuing along Trinity Way N. 64-50 W., 50 feet to the point of beginning.

This is the same property conveyed to the mortgagor by Deed of Jessie Earl Nixon dated November 29, 1977 and recorded in the R.M.C. Office in Deed Book 1069, page 682, on December 6, 1977.

which has the address of 406 Trinity Way Greenville South Carolina (herein "Property Address");  
(Street) (City) (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 seized 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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