

FILED
GREENVILLE S.C.
SEP 7 10 32 AM 1983
MORTGAGE

BOOK 1624 PAGE 381

DONNIE S. SLEY
R.M.C.

THIS MORTGAGE is made this 31st day of August 1983, between the Mortgagor, Floyd C. Smith (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, 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-seven Thousand and no/100 (\$27,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2013.

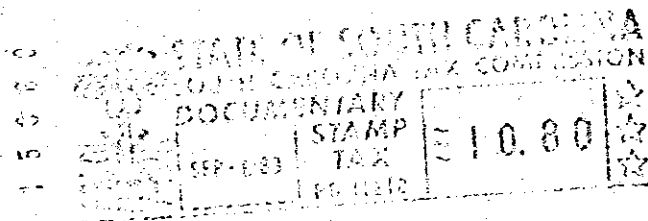
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville on the western side of Sullivan Road and being shown as Tract 33 on a plat titled "Meadowbrook Farms" recorded in the RMC Office for Greenville County in Plat Book M, Page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Sullivan Road and running thence S. 57-45 W. 638 feet to an iron pin; thence N. 44-19 W. 198 feet to a point; thence N. 35-50 W. 158.6 feet to a point; thence N. 37-0 E. 154 feet to a point in the branch; thence with the branch as the line N. 69-15 E. 246 feet to a point; thence, still with the branch S. 89-0 E. 171 feet to a point on Sullivan Road; thence S. 31-47 E. 161 feet to the point of beginning.

THIS conveyance is subject to all easements, restrictions, roadways, rights-of-way or other matters which may appear by examination of the public record or the premises herein.

THIS is a portion of the same property conveyed to the Mortgagor herein by deeds of Lena Mae Meece recorded in the RMC Office for Greenville County in Deed Book 720, Page 422 on April 10, 1963 and Deed Book 878, Page 375 on October 28, 1969.



which has the address of Tr. 33, Sullivan Road, 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 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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