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GENERAL S.C.  
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DORRIS W. SLEAY  
R.M.C.

# MORTGAGE

Vol 1637 pg 713

THIS MORTGAGE is made this 28th day of November 1983, between the Mortgagor, James J. Rector and Cindy C. Rector (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of U. S. of A., 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 \$10,500.00 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 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 that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 36 as shown on a plat of Silver Shoals Addition to Section 11, said plat being prepared by Terry T. Dill, May, 1959, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern edge of Shoals Drive at the joint front corner of Lots 35 and 36 and running thence with the line of Lot 35, S. 65 E. 175.4 feet to an iron pin; thence S. 11-50 W. 40 feet to an iron pin; thence N. 85-47 W. 160 feet to an iron pin on the eastern edge of Shoals Drive; thence with the eastern edge of Shoals Drive, N. 4-50 E. 100 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Mortgagors herein by Deed of Poinsett Federal Savings and Loan Association said Deed being dated November 29, 1983 and recorded in Deed book 1201 at page 539.

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which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (State and Zip Code) (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.

CATHERWOOD, WALKER, TODD & MARR

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