

GREENVILLE CO. S.C.

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# MORTGAGE

THIS MORTGAGE is made this 6th day of October, 1978, between the Mortgagor, GARY P. LAZAR, SR. AND PATSY LAZAR (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").

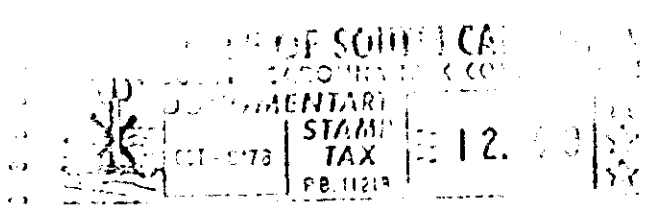
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand and No/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2007.

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, containing one (1) acre, more or less, situate, lying and being on the Southwestern side of Enoree Road, in the County of Greenville, State of South Carolina, and having, according to a plat entitled "Property of Gary P. Lazar, Sr.", prepared by Freeland & Associates, dated March 7, 1978, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-N at page 84, the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Enoree Road, joint corner of property herein described and property now or formerly of J. B. Bayne and running thence in the line of Bayne S. 66-35 W. 430 feet to an iron pin; thence continuing with the line of Bayne N. 47-52 W. 111.4 feet to an iron pin in the line of property now or formerly of Don R. Sorenson; thence with the line of Sorenson N. 66-35 E. 430 feet to an iron pin on the Southwestern side of Enoree Road; thence with the Southwestern side of Enoree Road S. 47-62 E. 111.4 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Ozette B. Bayne, dated March 15, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1075 at page 415 on March 16, 1978.



which has the address of Route 5, Travelers Rest, South Carolina, 29690 (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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