

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1978, between the Mortgagor, Joe A. Russell and Judith H. Russell (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 Forty-Three Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 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 August 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 certain piece, parcel or tract of land, situate, lying and being near Marietta, in the County of Greenville, State of South Carolina and shown and designated as a 4.00 acre tract as shown on plat prepared by W. R. Williams, Jr., Engineer and Surveyor dated April 14, 1975, Revised December, 1976 and December, 1977, recorded in the R.M.C. Office for Greenville County in Plat Book 5-X at Page 70 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Stamey Valley Road at the joint corner of this tract and a 8.40 acre tract and running thence N. 48-50 E., 415.1 feet to an iron pin; running thence S. 42-36 E., 262 feet to an iron pin at the joint rear corner of this tract and a 4.19 acre tract; running thence S. 15-50 W., 527 feet to a spike in the center of Stamey Valley Road; running thence with the center of Stamey Valley Road, N. 38-18 W., 75 feet to a nail and cap; thence N. 40-11 W., 400 feet to a nail and cap; thence N. 33-26 W., 75 feet to a nail and cap, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

Derivation: Wilson Farms, Inc., Deed Book 1071 at Page 762, recorded on January 12, 1978.

RECORDED
FEB 27 1978
GREENVILLE, S.C.
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which has the address of Stamey Valley Road, 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".

3.50C1
.13C1

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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