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MORTGAGE

CONNIE S. TANNEASLEY
R.H.C.

THIS MORTGAGE is made this 23rd day of June 1978, between the Mortgagor, Larry A. Broderick and Jessie I. Broderick (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 Twenty-six Thousand One Hundred and No/100 (\$26,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 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 June 1, 2008

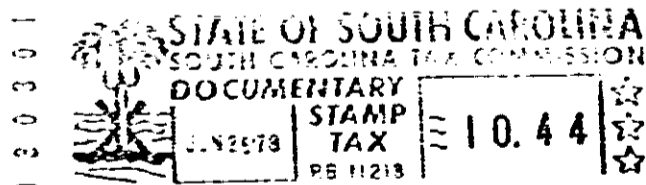
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 55 on a plat of "MAP OF FOREST PARK" recorded in Plat Book EE at Pages 64 and 65 and having, according to a recent survey entitled "Property of Bobby Joe Floyd and Mary Harris Floyd" prepared by Carolina Engineering & Surveying Company dated June 17, 1970, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Helen Street and running thence with the line of Lot No. 54, S. 28-20 W., 148 feet to a point in center of Horse Pin Creek, passing over iron pin 18 feet back on line; thence with the center line of Horse Pin Creek, the traverse line being N. 48-08 W., 80.1 feet to a point; thence continuing with said Horse Pin Creek, the traverse line being S. 73-56 W., 37.2 feet to a point; thence continuing with said Horse Pin Creek, the traverse line being N. 46-30 W., 155.3 feet to a point in Horse Pin Creek, said point being located S. 54-15 W., 15.3 feet from iron pin on northerly edge of said Creek; thence N. 54-15 E., 151.2 feet to an iron pin; thence with the line of Lot No. 56, S. 61-44 E., 92.1 feet to an iron pin on Helen Street; thence with the turn-around of Helen Street, the chord of which is S. 7-0 E., 54.7 feet to an iron pin; thence continuing with the turn-around of Helen Street, the chord of which is S. 85-14 E., 68.5 feet to an iron pin, the beginning corner.

This being the same property conveyed unto the Mortgagors herein by deed from Friedrich W. Mann and Sheila T. Mann, of even date to be recorded herewith.

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which has the address of 209 Helen Street, Simpsonville, S.C. 29681 (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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