

1978 AUG 23 PM 7
DENISE S. WATSON
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 25 day of August, 1978, between the Mortgagor, JAMES M. MORGAN AND CHERYL B. MORGAN (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 Thousand and 00/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 25, 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 January 1, 1999.

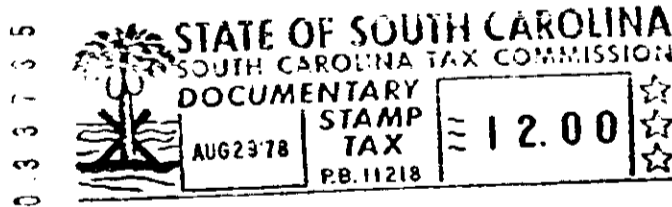
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 shown as a total of .79 acres on the Northern side of South Carolina Highway 290 and having, according to a plat entitled "Property of W. F. and Blanche P. Butler" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of South Carolina Highway 290 at the joint front corner of property herein described and property now or formerly of Butler, and running thence with the line of property now or formerly of Butler, N. 29-07 E. 181.6 feet to an iron pin; thence still with the line of property now or formerly of Butler, S. 56-16 E. 193.7 feet to an iron pin; thence S. 29-25 W. 181.3 feet to an iron pin on the Northern edge of South Carolina Highway 290; thence with the right-of-way of South Carolina Highway 290, S. 58-10 E. 100 feet to an iron pin; thence continuing with the Northern edge of the right-of-way of South Carolina Highway 290, S. 54-09 E. 95 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deeds of Blanche P. Butler and W. F. Butler, said deeds being dated August 14, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1086 at Page 308.

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which has the address of Highway 290 (Street) (City) (herein "Property Address"); (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 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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