

MORTGAGE

OCT 13 3 33 PM '78

DO NOT WRITE IN THESE SPACES

THIS MORTGAGE is made this 6 day of October, 1978, between the Mortgagor, HARRY B. HINES AND JEAN B. HINES (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").

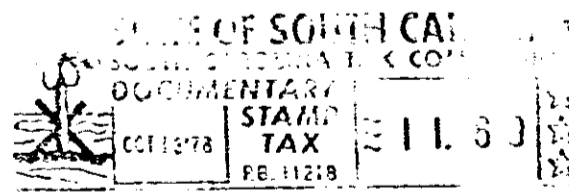
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Nine Thousand and 00/100-- (\$29,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 located in the County of Greenville, State of South Carolina, and being shown as a total of 5.94 acres, according to a plat entitled "Property of H. B. Hines and Jean B. Hines" by W. R. Williams, Jr., said plat being dated September, 1978, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of Mountain Road in line of property now or formerly of Roy Burns and running thence with property now or formerly of Roy Burns, N. 85-20 E. 62 feet to an iron pin; thence continuing with property now or formerly of Roy Burns, N. 29-40 E. 319.7 feet to an iron pin; thence N. 32-34 E. 155.3 feet to an iron pin in line of property now or formerly of J. B. Burns; thence with property now or formerly of J. B. Burns, S. 40-30 E. 962.2 feet to an iron pin in line of property now or formerly belonging to Hall and Brassell; thence with line of property of Hall and Brassell, N. 73-57 W. 958 feet to an old iron pin in the center of Mountain Road; thence N. 68-50 E. 28.9 feet to an old iron pin at the edge of Mountain Road; thence with the edge of Mountain Road, N. 39-01 W. 55 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Jessie P. Burns, said deed being dated March 23, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 971 at Page 130, and by deed of Roy E. Burns and Sandra Faye Burns, said deed being dated October 6, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1089 at Page 920.



which has the address of Smith Road, (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 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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