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GREENVILLE CO. S. C.

MAY 11 12 24 PM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

vs 1400-120

THIS MORTGAGE is made this 11th day of May, 1979, between the Mortgagors, George A. Sawyer and Joan M. Sawyer (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State 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 Eighteen Thousand and No/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2004

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: in Cleveland Township, and being more fully described according to plat and survey of property made by J. C. Hill, L.S. No. 805, on the 20th day of October, 1964, and having the following metes and bounds, to-wit:

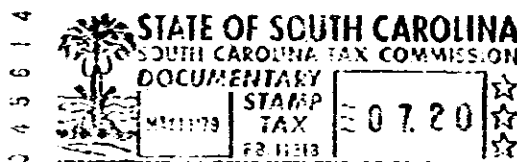
BEGINNING at a nail in cap in center of Gap Creek Rd., iron pin on Northwestern bank, northwest side and running thence 19-00 W. 963 ft. to large boulder or rock on old mark line; thence N. 53-00 E. 260 ft. to iron pin; thence S. 17-00 E. 786 ft. to iron pin; thence S. 24-00 E. 165 ft. to stone; thence S. 42-30 E. 84.7 ft. to point in center of Gap Creek Rd.; thence with the center of Gap Creek Rd., S. 65-30 W. 254.6 ft. to the beginning corner.

ALSO: A tract of land containing 4.2 acres, more or less, with the following courses and distances according to plat and survey made by W. R. Williams, Jr., R.L.S., No. 3979, dated August 2, 1972.

BEGINNING at a point in the center of Gap Creek Road and running thence N. 42-30 W. 84.7 ft. to a stone; thence N. 24 W. 165 ft. to an iron pin; thence N. 17 W. 786 ft. to an iron pin; thence S. 39-30 E. 295 ft. to an iron pin; thence S. 38-50 E. 550 ft. to an iron pin and Walnut Tree; thence along branch S. 5-50 W. 125 ft.; thence still with branch S. 9-00 W. 103 ft. to a point in the center of Gap Creek Road; thence with center of Gap Creek Road, S. 60-17 W. 172.8 ft. to the beginning corner.

THIS being the same property conveyed to the Mortgagors by deed dated April 12, 1979, of Theodore V. Mullinax, et al, recorded in the R. M. C. Office for Greenville County in Deed Book 1102, at Page 283-294, on May 11, 1979.

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which has the address of Gap Creek Road (Street), South Carolina (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 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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