

FILED
GREENVILLE CO. S.C.

JUL 27 4 43 PM '79

MORTGAGE

via 1475 03

DONNIE J. TANKERSLEY
THIS MORTGAGE was made this 27th day of July 1979, between the Mortgagor, Melvin C. Gilreath (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 Twenty-six Thousand and no/100 (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 January 1, 2009;

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 situate, lying and being in the County of Greenville, State of south Carolina, being known and designated as Lot No. 13 as shown of a plat entitled Property of George L. Coleman, Jr., dated July 10, 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-J at page 63, with the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeast side of Williams Road at the joint front corner of Lot #12 and 13 and running thence with the road, N. 71-29 E., 125 feet to an iron pin at the joint front corner of Lot 13 and 14 and running thence S. 18-29 E., 217.6 feet to an iron pin at the joint rear corner of lot #13 and 14; thence S. 73-04 W., 125 feet to an iron pin at the joint rear corner of lot #13 and 12; thence N. 18-29 W., 214.2 feet to the joint corner of Lots #12 and 13, the point of beginning.

This is the same property conveyed to the mortgagor by deed from George L. Coleman, Jr., dated July 16, 1979, and recorded in Deed Book 1106 at page 995.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COLLECTOR
DOCUMENTARY STAMP
\$10.40

which has the address of Williams Road Travelers Rest
(Street) (City)
S. C. 29690 (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 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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