

FILED
OCT 6 1 02 PM '80
DONNIE TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of October 1980, between the Mortgagor, Victor Roy Selenow and Susan Hess Selenow (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 Eighteen thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 6, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010;

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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, South Carolina, State of South Carolina:

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All that certain piece, parcel or lot of land, being known and designated as a .65 acre tract of land on a survey for Victor Roy and Susan H. Selenow dated October 3, 1980 prepared by W. R. Williams, Jr., Engineer, Surveyor, and having, according to said plat the following metes and bounds description:

Beginning at an iron pin on the right of way of Cox Drive at the joint front corner of property now or formerly owned by Tankersley and running thence along Cox Drive S. 57-57 W. 298.1' to an iron pin near the intersection of Cox Drive and Duncan Road; thence continuing along Duncan Road right of way S. 30-10 E. 96 feet to an iron pin; thence N. 57-57 E. 198.2' to an iron pin; thence N. 30-15 W. 96 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed dated October 6, 1980 and recorded in the RMC Office of Greenville County in Deed Book 1134 at Page 928.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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which has the address of 404 N. Main Street, Travelers Rest, South Carolina, 29690 (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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