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SOUTH CAROLINA  
R.M.C.

1523 703

# MORTGAGE

THIS MORTGAGE is made this 25th day of November 1980., between the Mortgagor, Stephen Dennis Swafford and Denise B. Swafford (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 Forty-three Thousand and 00/100 (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 25, 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 May 1, 2010

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 State of South Carolina, County of Greenville on the north-east side of Green Fern Drive being known and designated as Lot # 14 according to survey made by Clarkson Surveying dated November 18, 1980, and recorded in the R. M. C. Office for Greenville County in Plat Book 7X at page 56 and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeastern side of Green Fern Drive at the joint front corner of Lots 13 and 14 and running thence with said Drive N 48-49 E. 56.9 feet to an iron pin; thence S 54-05 E. 171 feet to an iron pin; thence S 70-15 W 50 feet to an iron pin; thence S 70-15 W 120 feet to an iron pin; thence N. 11-15 W 4.4 feet to an iron pin; thence N 10-01 W 118 feet to an iron pin on Green Fern Drive, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Bobby Jones Builders, Inc. et al dated November 25, 1980 and recorded herewith

RECORDED  
DOCUMENTARY  
STAMP  
1720

which has the address of Green Fern Drive Greenville,  
[Street] [City]  
South Carolina (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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