

FILED
GREENVILLE CO. S. C.
MAY 28 11 59 AM '81

MORTGAGE

BOOK 1542 PAGE 78

THIS MORTGAGE is made this 26th day of May, 1981, between the Mortgagor, Lewis L. Bennett and Betty Jo. Bennett (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

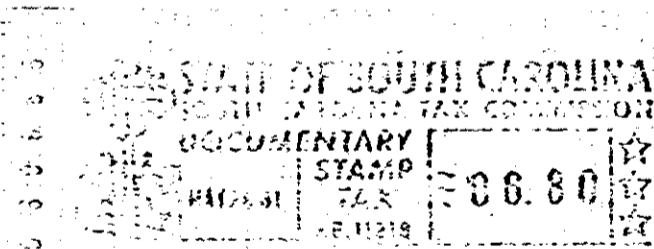
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1996.

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being shown and designated as 4.39 acres on a plat of "Property of Lewis L. and Betty C. Bennett," prepared by John A. Simmons, Registered Land Surveyor No. 2212, on February 17, 1981; and having, according to this plat, the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Campbell Lake Road and running thence S. 6-12 W. 351.6 feet to an iron pin at an unnamed branch, said branch being the common line of property now or formerly owned by Maxie Wood and Mary Garrett; thence running with the meanders of said branch as follows: N. 74-37 W. 39.8 feet; S. 83-53 W. 165.0 feet; S. 58-23 W. 175.0 feet; S. 66-23 W. 157.2 feet to an iron pin; thence turning and running N. 8-55 E. 543.1 feet to a nail in the center of Campbell Lake Road; thence running down the center of said Road S. 86-47 E. 449.98 feet to the point of BEGINNING.

DERIVATION: See Deed of Elizabeth Othella Hamet and James W. Campbell dated March 4, 1981 and recorded in the RMC Office for Greenville County in Book 1143, Page 732.



which has the address of Route 9, Campbell Lake Road, Greer, South Carolina 29651 (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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