

REC'D  
S. C.  
26 PM '81  
SLEY

# MORTGAGE

BOOK 1543 PAGE 934

THIS MORTGAGE is made this 12th day of June, 1981, between the Mortgagor, Robert Charles Poss and Cheryl DeWitt Poss (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

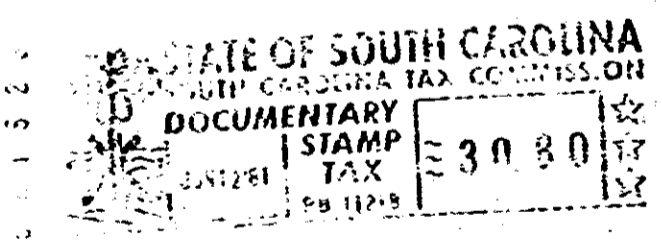
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy seven thousand and no/100 (77,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011;

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 piece, parcel or lot of land, with improvements thereon, situate, lying and being on the western side of Boxthorne Court, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 57 on Plat of Dove Tree, Sheet No. 1 of 3, prepared by Piedmont Engineers and Architects, dated September 18, 1972, and revised March 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, at Pages 21, 22, and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Boxthorne Court at the joint front corner of Lots Nos. 57 and 58, and running thence with the line of Lot No. 58, S. 84-34 W. 166.8 feet to an iron pin at the joint rear corner of Lots Nos. 57 and 58; thence with the rear line of Lot No. 57, N. 22-06 W. 110.0 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence with the line of Lot No. 56, N. 71-21 E. 152.6 feet to an iron pin on the western side of Boxthorne Court at the joint front corner of Lots Nos. 56 and 57; thence with the western side of Boxthorne Court, the following courses and distances: S. 51-52 E. 29.5 feet to an iron pin; S. 20-11 E. 86.9 feet to an iron pin; S. 15-33 E. 37.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Williams Street Development Corp. dated June 12, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1149, at Page 839.



which has the address of Lot 57 Boxthorne, Dove Tree S/D, Greenville, South Carolina (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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