

S. C. MORTGAGE

1544 PAGE 479

THIS MORTGAGE is made this 17th day of June 1981 between the Mortgagor, Earle G. Prevost (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").

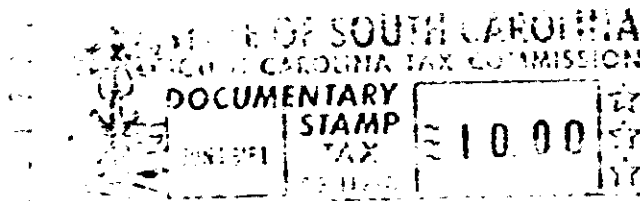
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2006.

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 City of Greenville, County of Greenville, State of South Carolina, and being known and designated as a portion of Block K of a subdivision known as Kanatenah as shown on a plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at Page 131, and having, according to a more recent plat prepared by Piedmont Engineering Service dated March 17, 1951 entitled "Property of Gordon B. Galbraith, Jr.," recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book Z at Page 185, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Cureton Street 80 feet in an easterly direction from the southeastern corner of the intersection of Cureton Street and Mitchell Street at the joint front corner of the lot herein described and property now or formerly of Annie T. Lindsey, and running thence with the southern side of Cureton Street, N. 64-40 E. 65 feet to an iron pin at the corner of property now or formerly of Thomas A. Prince; thence with the line of said Prince property S. 24-42 E. 178 feet to an iron pin; thence S. 64-40 W. 65 feet to an iron pin at the corner of said Lindsey property; thence with the line of said Lindsay property, N. 24-42 W. 178 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Barbara G. McDougall dated June 17, 1981 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1150 at Page 215.



which has the address of 204 Cureton Street Greenville SC (State and Zip Code) (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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