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SOUTH CAROLINA  
RECORDERS OFFICE  
GREENVILLE

1598 PAGE 61

# MORTGAGE

THIS MORTGAGE is made this 18th day of March, 1982, between the Mortgagor, DAVID C. POOLE COMPANY, INC.

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-four Thousand One Hundred (\$84,100.00) Dollars, which indebtedness is evidenced by Borrower's notated March 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2110.....;

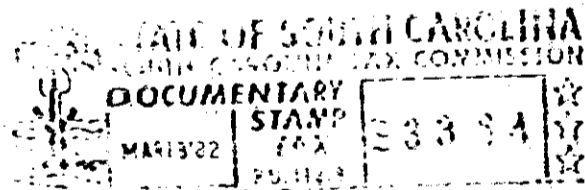
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the Southeastern side of East McBee Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having according to a survey prepared by Freeland & Associates, dated March 9, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-4 at Page 49, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of East McBee Avenue and running thence S. 15-50 E. 331.3 feet to an iron pin on the edge of the right-of-way of the C. & W. C. Railroad; thence with the northern edge of the right-of-way of the C. & W. C. Railroad S. 69-03 W. 50.0 feet to an iron pin; thence N. 15-25 W. 320.2 feet to an iron pin on the southeastern side of East McBee Avenue; thence along the southeastern side of East McBee Avenue N. 56-00 E. 50.0 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Hamlin Beattie of even date and recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

It is expressly agreed and understood by the parties hereto that on May 1, 1987, at the option of the holder of this Note, the total outstanding balance on this Note may be declared due and payable.



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which has the address of 722 East McBee Avenue, Greenville, South Carolina 29601

(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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