

S.F. S.C.
PU '82
RSLEY

BOOK: 1573 PAGE: 567

MORTGAGE

THIS MORTGAGE is made this 18th day of June, 1982, between the Mortgagor, Frank Clifton Merck (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 Thousand and no/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 June 1, 1992;

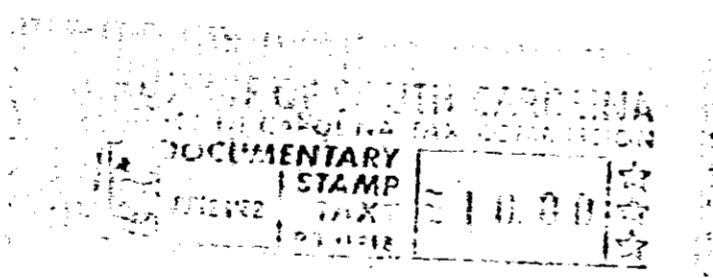
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, known as Lot No. 7 of Property of Homer Styles known as Gaston Heights, recorded in Plat Book "YY" at page 101 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Gaston Drive at the corner of Lot No. 8; thence S. 65-35 W. 308.3 feet to an iron pin; thence S. 12-15 E. 102.3 feet to an iron pin; thence N. 65-35 E. 330 feet to an iron pin on said Drive; thence with the Drive N. 24-05 W. 100 feet to the beginning.

THIS property conveyed subject to all easements, restrictions, covenants, roadways or rights-of-way that might appear by examination of the premises described herein or by examination of the public record.

THIS being the same property conveyed to the mortgagor herein by deed of Kenneth Garland recorded in the RMC Office for Greenville County on the 4th day of October, 1966, in Deed Book 807, Page 118.



which has the address of 7 Gaston Drive, Travelers Rest, South Carolina (herein "Property Address");
[Street] [City] [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 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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