

SEP 26 11 02 AM '82

DONNIE TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1580 PAGE 846

THIS MORTGAGE is made this 15th day of September, 1982, between the Mortgagor, Alice Faye Smeets Ellison (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").

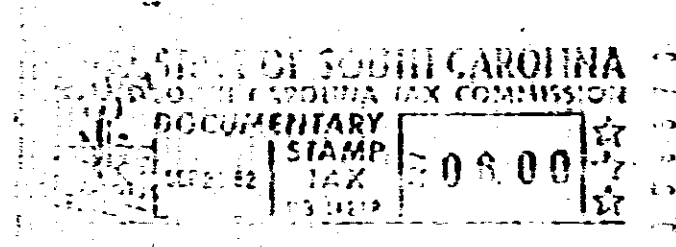
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1997

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 in Bates Township, Greenville County, State of South Carolina designed at Lot No. 11, of Echo Hills, and having the following metes and bounds, according to a survey made by R. B. Bruce R.C.S.#1959 in February, 1964, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of McAlister Circle joint front corners of Lots Nos. 11 and 10 and running S. 77-54 W. 162 feet to an iron pin; thence running S. 12-06 E. 150 feet to an iron pin; thence running N. 77-54 E. 100 feet to an iron pin; thence running N. 48-57 E. 164.3 feet to an iron pin on McAlister Circle; thence running with McAlister Circle N. 69-05 W. 70 feet; thence running with McAlister Circle N. 47-30 W. 39 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by deed of Richard Smeets recorded in the RMC Office for Greenville County on March 18, 1970 in Deed Book 886, page 258. Mortgagor subsequently divorced Smeets and married Ellison.



which has the address of Lot 11, Echo Hills, Travelers Rest, SC 29690 (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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