

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. G. Kirven, Jr. and Diane A.

Kirven ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of **Fifty Thousand and No/100** -----

DOLLARS (\$ 50,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

November 1, 2002, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain 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 **Austin Township**, located along the southern side of League Drive approximately 6 miles northeast of Simpsonville, South Carolina, containing 10.4 acres, more or less, and being more fully shown and designated on a plat dated July 28, 1977, prepared by Robert Garrison, Registered L.S. No. 3972 of record in the R.M.C. Office for Greenville County, South Carolina in Plat Book 6-G, at page 21, as follows: BEGINNING at a point along the center line of League Drive, said point being the easternmost corner of the tract herein described and running thence S 29° 32.5' W to a new iron pin on the center line of a 16 foot dirt road known as Ponderosa Drive; thence continuing S 29° 32.5' W 552.9 feet to a new iron pin corner; thence turning and running N 75° 19' W 302.9 feet to a new iron pin corner; thence turning and running S 78° 20' W 413.6 feet to an old iron pin corner; thence turning and running N 10° 17' E 268.1 feet to an old iron pin corner; thence turning and running N 31° 39' W 93.9 feet to an old iron pin corner; thence turning and running N 74° 45' E 367.4 feet to an old iron pin corner; thence turning and running N 8° 15' W 405.8 feet to an old iron pin corner; thence continuing N 8° 15' W 18 feet to a point along the center line of League Drive thence turning and running in a southeasterly direction along the center line of League Drive in an arc with an approximate chord being S 62° 24' E 762.4 feet to the point of beginning along the center line of League Drive. Said tract is bounded on the north and northeast by the remaining portion of League Drive, on the southeast and south by other property of Zelené B. Adams, and on the west and northwest by lands now or formerly of S. T. Cooper.

This is the same property conveyed to the Mortgagors herein by deed of Zelené B. Adams dated August 4, 1977 and of record in said R.M.C. Office in Book 1061, at page 942 on August 5, 1977.

The tract of land above described is a portion of the property designated on the current Greenville County Block Book maps as follows: 559.1-1-41; and is the same property which has been designated as follows: 559.1-1-41.1.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.