

GREENVILLE CO. S.C.  
SEP 29 4 51 PM '78  
COUNTY CLERK

# MORTGAGE

BOOK 1445 PAGE 829

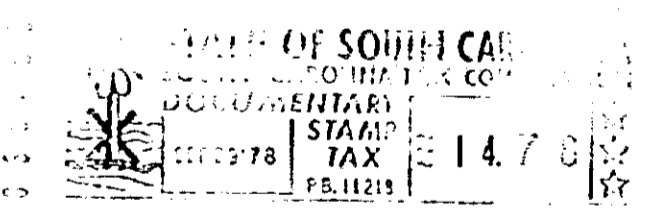
THIS MORTGAGE is made this 29th day of September 1978, between the Mortgagor, Stephen T. Rabe and Mary B. Rabe (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Nine Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1978 (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, 2003;

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, situate, lying and being in the city of Simpsonville, County of Greenville, State of South Carolina, on the Northeast side of the cul-de-sac of Pine Tree Drive and being known and designated as Lot 27 on a plat of property of Pine Tree, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D at Page 63 and having according to said plat, the following metes and bounds:

Beginning at a point on the Northerly edge of Pine Tree Drive and running thence along the line of Lot 28, N. 23-57 E. 164.9 feet to a point; thence along a line of Lot 36, N. 89-38 E. 87.3 feet to a point; thence along a line of Westwood Subdivision, Section III, S. 1-23 E. 144.22 feet to a point; thence along a line of Lot 26, S. 70-50 W. 128.5 feet to a point on the Easterly edge of the cul-de-sac of Pine Tree Drive; thence along the Northeasterly edge of the curve of the cul-de-sac of Pine Tree Drive, the chord of which is N. 45-53 W. 50 feet to the beginning corner, and being the same property conveyed by Builders And Developers, Inc. to the mortgagors by a deed dated September 29, 1978 and recorded in the RMC Office for Greenville County, South Carolina, herewith.



which has the address of 210 Pine Tree Drive, Simpsonville, South Carolina 29681 (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 seized 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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