

# MORTGAGE

FILED  
GREENVILLE CO. S.C.  
OCT 27 3 18 PM '78  
DUNN S. TAYLOR

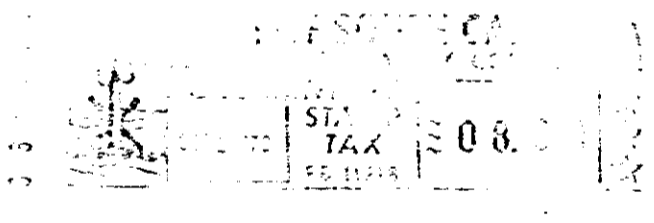
THIS MORTGAGE is made this 26th day of October, 1978, between the Mortgagor, Marilyn G. Moore (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two Thousand and No/100 (\$22,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 December 1, 1993;

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 in Greenville County, State of South Carolina, in the City of Simpsonville, being known and designated as 103 Church Street and being designated in the county tax office as Sheet 315, Block 3, Lot 4, a metes and bounds description of which may be had by reference to Deed Volume 43 at page 123.**

This being the same property devised to the grantor herein by Jack S. Todd who died testate July 6, 1977 as shown in Apartment 1476, File 4 in the Probate Court of Greenville County.



GCTO -----2 0027 78 1578

which has the address of 103 Church Street, Simpsonville, South Carolina (Street) (City) 29681 (herein "Property Address"); (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.

3.5001

4328 RV-2