

Feb 2 2 50 PM '79

MORTGAGE

BONNIE S. TANNERSLEY

THIS MORTGAGE is made this 2nd day of February 1979, between the Mortgagor, Robert P. Trunick and Peggy A. Trunick (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 Sixty Thousand Five Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 2, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009

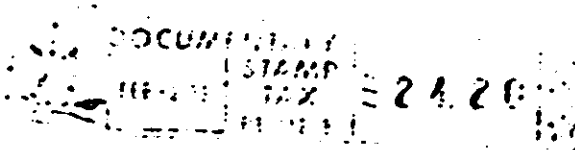
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the western side of Holly Tree Lane in the County of Greenville, State of South Carolina, being shown as Lot 47 on a plat of Holly Tree Plantation, Phase II, Section II made by Piedmont Engineers and Architects, dated January 10, 1974, recorded in Plat Book 5D at Page 48 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Holly Tree Lane, said point being the joint corner of Lots 47 and 48 and running thence with the joint lot line of said lots, S. 73-13 W. 50.0 feet to a point at the joint rear corner of Lots 47 and 46; thence with the joint lot line of Lots 47 and 46, S. 3-02 W. 202.9 feet to a point on the northern side of Hollybrook Way; thence with said Hollybrook Way, S. 37-35 E. 21.95 feet to a point; thence continuing with the northern side of said Hollybrook Way, S. 86 E. 122.15 feet to a point where the northern side of Hollybrook Way intersects with the western side of Holly Tree Lane; thence with said intersection, N. 45-19 E. 33.0 feet to a point on the western side of Holly Tree Lane; thence with the western side of said Holly Tree Lane the following courses and distances: N. 10-19 W. 38.65 feet; N. 19-01 W. 43.2 feet; N. 24-51 W. 44.37 feet; N. 29-15 W. 48.3 feet; N. 31-55 W. 48.1 feet and N. 33-00 W. 21.0 feet to the point of beginning.

This is the same property conveyed to the Borrower herein by deed of Peter J. DeFronzo and Sue B. DeFronzo, dated February 2, 1979 and recorded herewith in the RMC Office for Greenville County, S. C.

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which has the address of 301 Holly Tree Lane, 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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