

FILED
GREENVILLE CO. S. C.
MAR 28 2 51 PM '79
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 28th day of March 1979, between the Mortgagor, Donald C. Slaughter and Judith C. Slaughter (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 Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 28, 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 March 1, 1989

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:

in the City of Mauldin, being known and designated as Lot No. 100 on plat of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Oakwood Court, the joint front corner of Lots Nos. 99 and 100 and running with Oakwood Court, S. 37-02 W., 90 feet to a point at the joint corner of Lots Nos. 100 and 101; thence turning and running with the common line of said lots, N. 59-19 W., 182.6 feet to a point; thence turning and running N. 36-04 E., 90 feet to a point, the joint rear corner of Lots Nos. 99 and 100; thence turning and running with the common line of said lots, S. 59-16 E., 184.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Danco, Inc., by deed of even date, to be recorded herewith.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 101 on plat of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Oakwood Court at the joint front corner of Lots Nos. 100 and 101 and running thence with said Oakwood Court, S. 37-02 W., 95 feet to a point at the intersection of Piney Grove Road and Oakwood Court; thence with the curvature of said intersection, S. 84-01 W., 34.1 feet to a point on Piney Grove Road; thence with said Road, N. 49-0 W., 155 feet to a point at the joint rear corner of Lots Nos. 101 and 107; thence with the common line of said lots, N. 36-04 E., 87.5 feet to a point at the joint rear corner of Lots Nos. 100 and 101; thence turning and running with the common line of said lots, S. 59-19 E., 182.6 feet to the point of beginning on Oakwood Court.

This is the same property conveyed to the mortgagors herein by deed of Danco, Inc. dated September 15, 1978 and recorded in the R. M. C. Office (continued on page 3) which has the address of Route 10, Oakwood Court, Greenville, South Carolina 29607 (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 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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