

GREENVILLE
Mortgagee Address: 201 West Main Street, Laurens, S. C. 29360

GREENVILLE CO. S. C.
MAY 1 1 53 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 1st day of May 1979, between the Mortgagor, James E. Cashion, Jr., (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").

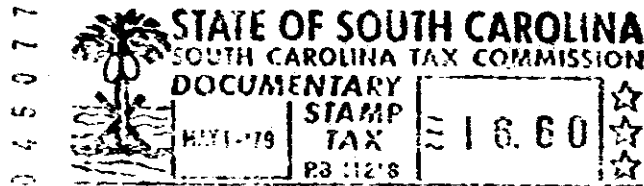
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty One Thousand Five Hundred and No/100 (\$41,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1994;

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 and lot of land lying and being in Fairview Township, Greenville County, State of South Carolina, in the Town of Fountain Inn, on the west side of Railroad Alley, with the following metes and bounds:

BEGINNING at an iron pin on Railroad Alley, joint front corner with lot of land formerly belonging to Nichols, now V. M. Babb, and running along Babb lot S. 52-30 W. 357 feet to an iron pin on line of land C. D. Case; thence with the Case line in a southeasterly direction, approximately 70.8 feet to a point, said point measuring a distance of twenty (20) feet from an iron pin on Case line and corner of Speegle Estate land, and being in northern edge of road leading from Railroad Alley to property of C. D. Case; thence along northern edge of said road N. 52-30 E. 357.8 feet to a point on Railroad Alley, said point measuring a distance of twenty (20) feet from an iron pin in the southern edge of said road and on the western side of Railroad Alley and being corner of C. Y. Garrett lot; thence along western side of Railroad Alley N. 42-15 W. 70.8 feet to an iron pin, the point of beginning. Bounded by lot of V. M. Babb, C. D. Case, twenty-ft. road leading from Railroad Alley to the C. D. Case property and Railroad Alley.

This being the same property conveyed to the Mortgagor herein by deed of Sara Dell Westmoreland Patton dated December 19, 1977, and recorded on December 21, 1977, in the RMC Office for Greenville County in Deed Book 1070, at Page 543.



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which has the address of Route 2, Fountain Inn, S.C. 29644 (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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