

FILED
GREENVILLE CO. S. C.
JUN 13 4 53 PM '79
DONNIE S. TANKERSLEY
R.M.C.

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 12th day of June 1979, between the Mortgagor, Southern Heritage Investment Company Savings & Loan Association (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

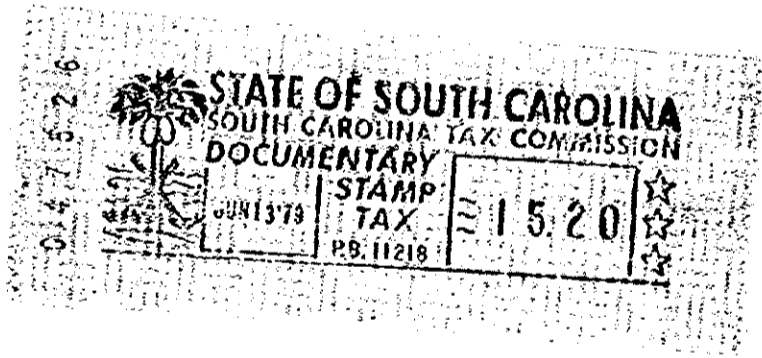
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Eight Thousand and No/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 southern side of Brushy Creek Ridge, near the City of Greenville, in the County of Greenville, in the State of South Carolina and known and designated as Lot No. 20 of a Subdivision known as Brushy Creek Ridge, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 7C at Page 25 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Brushy Creek Ridge at the joint front corner of Lots Nos. 20 and 21 and running thence S. 0-56 E. 193.9 feet to an iron pin; running thence N. 86-41 W. 95 feet to an iron pin at the joint rear corner of Lots 19 and 20; running thence N. 0-31 E. 191.67 feet to an iron pin on the southern side of Brushy Creek Ridge; running thence with the southern side of said street S. 87-59 E. 90 feet to an iron pin, point of BEGINNING.

This being the same property conveyed unto the Grantor herein by deed from C.S. Willingham, of even date to be recorded herewith.



GCTO -----3 UN1379 1271

which has the address of Lot No. 20, Brushy Creek Ridge, Greenville County, South Carolina (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.

4328 RV-2