

FILED
GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.H.C.

VOL 1471 PAGE 204

MORTGAGE

THIS MORTGAGE is made this 20th day of June, 1979, between the Mortgagor, Robert H. Heile & Kathryn B. Heile, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

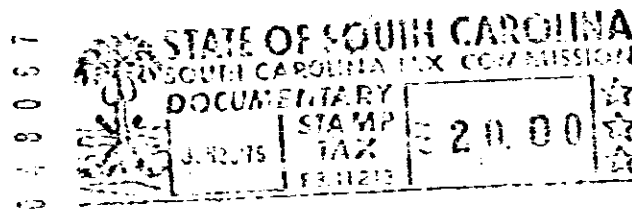
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southerly side of Cliffwood Lane near the City of Greenville, South Carolina, being known and designated as Lot No. 67 on a plat entitled "Map No. 5, Sugar Creek," recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6-H at Page 2, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Sugar Creek Road, said pin being the joint front corner of Lots 66 and 67, and running thence with the common line of said lots, S. 57-26 E. 140 feet to an iron pin, the joint rear corner of Lots 66 and 67; thence N. 32-34 E. 125 feet to an iron pin, the joint rear corner of Lots 67 and 68; thence with the common line of said Lots, N. 57-26 W. 140 feet to an iron pin on the Southerly side of Sugar Creek Road, thence with the Southerly side of Sugar Creek Road, S. 32-34 W. 125 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of M. G. Proffitt, Inc. dated June 11, 1979, recorded in the RMC Office for Greenville County in Deed Book 1105 at Page 391.



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which has the address of 105 Sugar Creek Road, Greer, (City)
S. C. 29651 (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 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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