

DONNIE S. TANKERSLEY
R.M.C.
FILED
JUL 12 1979
AM PM

MORTGAGE

Vol 1473 Page 328

THIS MORTGAGE was made this 5th day of June 1979 between the Mortgagor, Daniel Lewis Davis (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 Thirty-five Thousand and no/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 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 September 1, 2004

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 lot of land in Greenville County, South Carolina, known as Lot No. 26, Spring Valley Subdivision, shown on a plat dated August, 1963, and recorded in the RMC Office for Greenville County in Plat Book XX, at Page 157 and more particularly described as follows: BEGINNING at the joint corners of Lot 25 and 26 on Wisteria Lane, thence N3-59W 101.75 feet along Wisteria Lane, thence along an arc whose chord runs N44-31W 37.5 feet and whose radius is 25 feet at the junction of Wisteria Lane and Parkview Road, thence S87-00W 173.25 feet along Parkview Road to corner of Lots 26 and 40, thence S3-59W 105.35 feet along line of lot 40, thence S86-01E 200 feet along line of Lot 25 to point of beginning.

This being the same lot of land conveyed unto Mortgagor herein by deed of H. R. Jordal and Isabel S. Jordal dated March 19, 1979, and recorded in the RMC Office for Greenville County in Deed Book 1166 at Page 572.

STATE OF SOUTH CAROLINA
RECORDED IN THE TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 11.00

which has the address of Lot #26, Spring Valley, Greenville, S.C.
(Street) (City)
..... (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 unincumbered, 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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