

FILED
SOUTH CAROLINA
AUG 10 4 25 PM '79
COLUMBIA SHERIFFSLEY
R.M.C.

MORTGAGE

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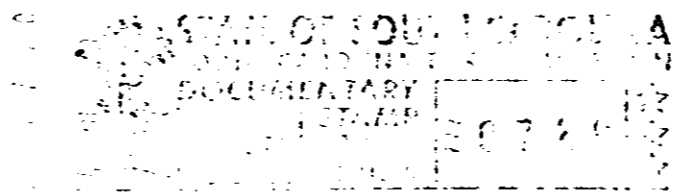
THIS MORTGAGE is made this 10th day of August 1979, between the Mortgagor, Richard C. Viertel and Josephine A. Viertel (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand Two Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 August 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: being shown and designated as Lot Number 99 of Poinsett subdivision, Section III, on plat of same recorded in Plat Book PPP at Page 141 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hillpine Drive at the joint front corner of Lots 99 and 100 and running thence with the common line of said lots, S 10-32 W 190.0 feet to an iron pin joint rear corner of said lots; thence with the rear line of Lot 106, N 79-28 W 100 feet to an iron pin joint rear corner of Lots 99 & 98; thence turning and running with the common line of said lots, N 10-32 E 190.0 feet to an iron pin joint front corner of said lots; thence with Hillpine Drive, S 79-28 E 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Marie A. Wills dated August 10, 1979 and recorded on even date herewith.



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which has the address of 108 Hillpine Drive, Simpsonville, South Carolina 29681
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

174 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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