

P O Drawer 72, Easley, SC 29640

RECORDED
S.C.
JUN 11 10 58 PM '79
H. W. ORR

MORTGAGE

1415 360

THIS MORTGAGE is made this 27th day of August, 1979, between the Mortgagor, Ronald M. Orr and Carolyn D. Orr

(herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand & No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 25 year from date of loan

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 tract of land, lying, being and situate in the County of Greenville, State of South Carolina being shown on a plat of property of John R. Rainey prepared by C. O. Riddle, R.L.S. dated April 28, 1978 which plat is to be recorded in the R.M.C. Office for Greenville County and the property involved is the 2.97 acre tract better described as follows:

BEGINNING at an iron pin near the center of a County Road (several hundred feet from the intersection of this road and S.C. Road 84) running thence S. 88-00 W. 88.01 feet to an old iron pin; thence S. 87-12 W. 102.59 feet to an iron pin; thence turning and running along the joint boundary of the within described property and other lands of the said John R. Rainey N. 2-00 W. 800.41 feet to an iron pin; thence turning and running S. 40-09 E. 308.50 feet to an iron pin; thence S. 2-00 E. 556.38 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements which may appear of record on the recorded plat or on the premises.

This being the same property conveyed to the Mortgagors herein by deed of John R. Rainey May 4, 1978, recorded May 22, 1978 in Deed Volume 1081 at page 699.



which has the address of Route 3, James Road Simpsonville, S.C. 29681 (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 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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