

MORTGAGE

THIS MORTGAGE is made this 22nd day of October, 1979 between the Mortgagor, HOUSE & HOME BUILDING CORP., INC., (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 Forty-Four Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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, 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 all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 62, Heritage Lakes Subdivision, as shown on plat entitled "Heritage Lakes Subdivision", prepared by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of the cul-de-sac of Connemara Place, at the joint front corner of the within lot and Lot No. 63, and running thence, along the joint line of said lots N. 74-33-20 E., 160.91 feet to an old iron pin at the joint rear corner of the within lot and Lot No. 63; thence running S. 10-07-19 W., 230.0 feet to an old iron pin at the joint rear corner of the within lot and Lot No. 61; thence, running along the joint line of said lots N. 43-43-49 W., 185.61 feet to an old iron pin on the cul-de-sac of Connemara Place, at the joint front corner of the within lot and Lot No. 61; thence, along said cul-de-sac, the radius of which is 50 feet, the chord of which is N. 15-24-45 E., 51.29 feet to a point on the Eastern side of the cul-de-sac of Connemara Place, at the joint front corner of the within lot and Lot No. 63, the point and place of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Comfortable Mortgages, Inc., recorded in the Greenville County RMC Office in Deed Book 114 at Page 65 on the 22 day of October, 1979.

which has the address of _____
(Street) (City)

(State and Zip Code) (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.

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