

MORTGAGE

THIS MORTGAGE is made this 24th day of October 1979, between the Mortgagor, Robert P. Heck, II, and Alayne S. Heck (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

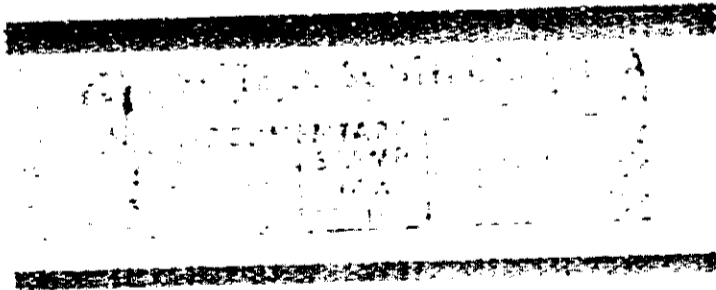
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Eight Hundred and No/100 (\$50,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 24, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 16, Sunset Heights, and shown on plat of Property of Robert K. Kandler as recorded in Plat Book VV at page 149, and also as shown on a more recent survey dated October 23, 1979 by R. B. Bruce. On said plat said lot is depicted as Lot 16, the property of Robert P. Heck, II, and Alayne S. Heck, and having, according to both plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Vesper Circle at the joint front corners of Lots Nos. 16 and 17, and running thence along the joint line of said lots, N. 36-27 W., 300 feet to an iron pin at the rear of said lots; thence along the rear line of Lot No. 16, N. 73-44 E., 180 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence along the joint line of said lots, S. 16-16 E., 255.9 feet to an iron pin on Vesper Circle; thence along said Circle, S. 55-21 W., 80 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of John L. Deuterma and Diane L. Deuterma of even date and recorded herewith.



which has the address of 224 Vesper Circle Mauldin, South Carolina 29662 (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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