



MORTGAGE

BOOK 1488 PAGE 973

THIS MORTGAGE is made this 12th day of October 19. 79. between the Mortgagor, Marshall Holtzman (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 Seven Thousand Five Hundred (7,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 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 October 1, 2001

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, situate, lying and being in the State of South Carolina, County of Greenville, located in Dunklin Township, on the southwest side of Holliday Dam Road at the Intersection of a County Road, containing 1 acre, more or less, according to a plat of Charles A. and Annie K. Crawford property surveyed by Hugh J. Martin, Registered Land Surveyor on October 2, 1963, and having according to said plat the following courses and distances to-wit: BEGINNING at an iron pin in the center of Holliday Dam Road at the corner of other property of Berry L. Knight, and running thence along said Road S25-15E 220 feet to an iron pin near the southern side of said County Road at the intersection with Holliday Dam Road; thence along a line near the southern side of said County Road parallel to property of Riverside Baptist Church S39-45W 220 feet to an iron pin in said Road; thence along a new line N25-15W 220 feet to an iron pin; thence along a new line still adjoining property of Berry L. Knight N39-45E 220 feet to the point of beginning.

THIS is the same lot of land conveyed unto the Mortgagor by deed of Charles A. Crawford, Sr., of even date herewith.

THE mortgagor herein by acceptance of this certain mortgage and deed does hereby agree to assume that certain mortgage given unto Heritage Federal Savings and Loan Association, Laurens, South Carolina, dated July 16, 1976, of record in the aforesaid Clerk's Office in Vol. 1374 at Page 318, having a present balance of \$

which has the address of Route 3, Belton South Carolina 29627 (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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