

FILED
GREENVILLE CO. S. C.

DEC 13 4 10 PM '79

MORTGAGE 800 1491 97

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 10 day of December 1979 between the Mortgagor, Verla W. Saunders (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 Forty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 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 December 1, 1989

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: Austin Township, in the Town of Simpsonville, in Block 6, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Main Street and Trade Street in Block 6 of the Town of Simpsonville, and running thence along Trade Street, N. 75 E., 150 feet to an iron pin; thence N. 15 W., 66 feet to an iron pin; thence S. 75 W., 150 feet to an iron pin on Main Street; thence along Main Street 66 feet to the beginning corner.

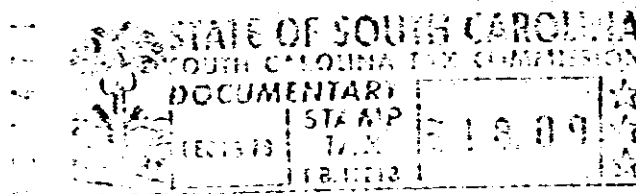
This is the identical property conveyed to the mortgagor by deed of Lucile S. Severance as recorded in the RMC Office for Greenville County in Deed Book 1066, Page 871 recorded 10/17/77.

ALSO:

ALL that lot of land located on Trade Street, in the Town of Simpsonville, Greenville County, South Carolina, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Trade Street, corner of Lot No. 1 described above, and running Eastward along Trade Street 66 feet to an iron pin; thence at right angle with said street in a Northerly direction 66 feet to an iron pin; thence in a Westerly direction 66 feet to the beginning corner and containing 4,356 square feet, more or less.

This is the identical property conveyed to the mortgagor by deed of Lucile S. Severance as recorded in the RMC Office for Greenville County in Deed Book 1066, Page 871 recorded 10/17/77.



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which has the address of 131 S. E. Main Street Simpsonville South Carolina 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 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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