

201 West Main Street, Laurens, SC 29360

GRANDED S.C. MORTGAGE

BOOK 1498 PAGE 746

PH '80

THIS MORTGAGE is made this SLEY 24th day of March 19. 80, between the Mortgagor, Jerry Allen Stroud and Jane Carman Stroud (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 Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1972 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1997.

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:

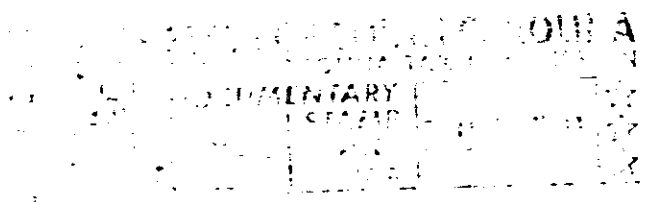
All that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown as Lot No. 25 of Woodcliff Subdivision, plat of which is recorded in Plat Book 4N at Page 44, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rimrock Court at the joint front corner of Lots 25 and 26 and running thence with the line of said lots, S. 72-24 E., 211.15 feet; thence N. 28-13 W., 192.6 feet; thence S. 63-22 W., 60 feet; thence S. 71-11 W., 110.6 feet to a point on Rimrock Court; thence with Rimrock Court, S. 69-23 E., 35 feet and S. 25-38 E., 35 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Builders and Developers, Inc., dated August 21, 1972, recorded August 22, 1972, in the R.M.C. Office for Greenville County, South Carolina, in Deed Volume 952 at Page 527.

Said mortgage is being recorded to replace that certain mortgage recorded in the R.M.C. Office for Greenville County in Mortgage Book 1240 at Page 601. Said mortgage was inadvertently cancelled of record and the purpose of this instrument is to correct the error and properly restore the lien of the Mortgagee herein. The present balance of said mortgage is \$17,252.65.

\*Borrowers' assumption agreement assumed the liabilities of the note executed by Builders and Developers, Inc. dated July 11, 1972.



which has the address of 8 Rimrock Court Simpsonville (City) South Carolina 29681 (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.

6749

4328 RV-2