

MORTGAGE

BOOK 1501 PAGE 66

FILED
CO. S. C.

THIS MORTGAGE is made this 17th day of April 1980, between the Mortgagee A. EUGENE McBEE and PATRICIA H. McBEE (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 THIRTY THOUSAND and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 618 of a subdivision known as Westwood Section VI, as shown by plat thereof prepared by Piedmont Engineers, Architects and Planners, dated November 18, 1974, and recorded in Plat Book 4X at Page 100 in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Yellowwood Drive and Lots 617 and 618 and running S. 15-06 W. 146.06 feet to an iron pin at the corner of Lots 614, 616, 617 and 618; thence S. 77-17 E. 85.67 feet to an iron pin, which is on the line of Lots 614 and 618; thence N. 15 E. 140 feet to an iron pin at the intersection of Yellowwood Drive, Lot 618 and 619; thence N. 77-42 W. 36 feet and thence N. 70-15 W. 50 feet along the line of Yellowwood Drive and Lot 618 to an iron pin, the place of BEGINNING.

Being the same property conveyed to the Mortgagors herein by deed from Patton J. Long and Deborah H. Long, recorded of even date herewith.

RECORDED
SOUTH CAROLINA
COUNTY OF GREENVILLE
STAMP
APR 18 1980
12

which has the address of 1302 Yellowwood Drive, 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 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.

1501
66

4328 RV-2