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POD: 1504 PAGE 471

# MORTGAGE

THIS MORTGAGE is made this 3rd day of June 19. 80, between the Mortgagor, BERNARD A. HEATH, JR. and ARLEEN N. HEATH (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 TWENTY-SIX THOUSAND, SIX HUNDRED THIRTY-FIVE and 82/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 June 1, 2010

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, lying being and situate on the Eastern side of Bridge Road, being shown and designated as Lot 14 on plat entitled Chick Springs, Section 2, prepared by Piedmont Engineers & Architects, July 18, 1966, said plat being recorded in the RMC Office for Greenville County in Plat Book PPP at Page 75 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Bridge Road at the joint front corner of Lots 13 and 14 as shown on the aforesaid plat and running thence along and with the joint property line of said two lots S. 88-56 E. 160 feet to an iron pin; thence N. 5-26 E. 89.2 feet to an iron pin at the joint rear corner of Lots 14 and 15 as shown on the aforesaid plat; thence running along and with the joint property line of said two lots N. 88-42 W. 160 feet on Eastern side of Bridge Road; thence running along and with the Eastern side of Bridge Road S. 5-23 W. 90 feet to the beginning point.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

DERIVATION: See Deed from Willard G. George and Kay S. George to Kenneth C. Massey and Linda G. Massey dated December 8, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1028, Page 428.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
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which has the address of 501 Bridge Road, Taylors, South Carolina 29687 (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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