

OF THE STATE OF SOUTH CAROLINA

BOOK 1509 PAGE 460

UNIFORM MORTGAGE

RECORDED AT THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA

THIS MORTGAGE is made this 30th day of July 1980, between the Mortgagor, Marshall S. Parvin, Jr., Sidney E. Hawkins, Dorothy S. Hawkins and LeRoy R. Turner, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

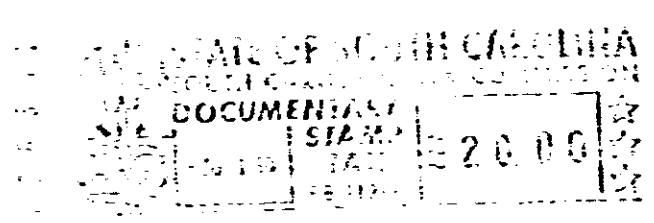
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 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 with all buildings and improvements thereon, situate, lying and being on the eastern side of Butler Springs Road in Greenville County, South Carolina, being shown and designated as Lot No. 15 on a plat entitled REVISED PLAT, HERITAGE HILL, made by Piedmont Engineers & Architects dated May 26, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 187 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Butler Springs Road at the joint front corner of Lots Nos. 14 and 15 and running thence along the common line of said lots, S. 76-30 E., 153.1 feet to an iron pin; thence N. 7-53 E., 105.4 feet to an iron pin at the joint rear corner of Lots Nos. 15 and 16; thence N. 76-33 W., 142.8 feet to an iron pin on the eastern side of Butler Springs Road; thence along the eastern side of Butler Springs Road, S. 13-30 W., 105.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of John R. Mitchell, Jr. and Kathryn A. Mitchell to be recorded herewith.



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which has the address of 800 Butler Springs Road Greenville, South Carolina 29615 (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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