

GREENVILLE FILED  
SEP 22 3 19 PM '80  
SONNIE S. TANKERSLEY  
R.M.C.

# MORTGAGE

BOOK 1517 PAGE 05

THIS MORTGAGE is made this 19th day of September, 1980, between the Mortgagor, Heritage Homes, Inc.

(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 One Hundred Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 19, 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 September 1, 2011

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 the State of South Carolina, County of Greenville, being known and designated as Lot No. 85, as shown on a plat entitled "Addition to Stratton Place", recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 54, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Coventry Road, joint front corner of Lots Nos. 85 and 86; running thence with the joint line of said lots, N. 33-01 E. 205 feet to an iron pin in the line of Lot No. 3; running thence with the line of Lot No. 3, S. 69-51 E. 58.9 feet to an iron pin at the corner of Lot No. 82; running thence with the line of Lot No. 82, S. 22-11 E. 73.28 feet to an iron pin at the joint rear corner of Lots Nos. 84 and 85; running thence with the joint line of said lots, S. 32-16 W. 178.16 feet to an iron pin on the northeastern side of Coventry Road, joint front corner of Lots Nos. 84 and 85; running thence with the northeastern side of Coventry Road, N. 56-08 W. 120 feet to the point of beginning.

Being a portion of the same property conveyed to Heritage Homes, Inc. by deed of Blanche Eugenia Hudson recorded April 20, 1978 in the RMC Office for Greenville County in Deed Volume 1077, at Page 467.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
TAX STAMP  
\$ 40.00  
SEP 22 1980

which has the address of Lot No. 85, Coventry Road Greenville,  
(Street) (City)  
South Carolina 29615 (herein "Property Address");  
(State and Zip Code)

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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