

FILED
GREENVILLE S.C.
OCT 8 3 22 AM '80
DONNIE S. LANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 7th day of October 1980, between the Mortgagor, WILLIAM S. OWINGS and VICKIE L. OWINGS (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 Seven Hundred and No/100 (\$ 3,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1990.

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 State of South Carolina:

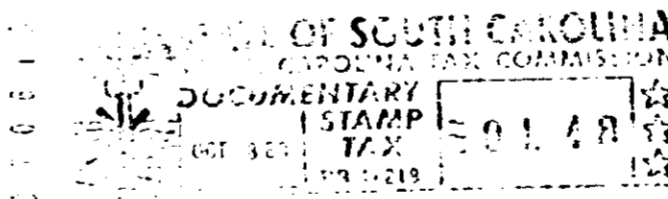
ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 71 on Plat of Country Estates, Sec. I, recorded in Plat Book 5R at page 71 of the RMC Office for Greenville County, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Carolina Way, joint corner Lots 71 and 70 and running with the line of Lot No. 70, N. 73-18 E. 369.5 feet to an iron pin; thence N. 4-29 E. 158.1 feet to a point; thence with the line of Lot No. 72, S. 72-58 W. 427.4 feet to a point on the eastern side of Carolina Way; thence with said Carolina Way, S. 16-59 W. 145 feet to the point of beginning, containing 1.34 acres, more or less.

DERIVATION: Carolina Springs Golf and Country Club, Inc. Deed Book 1106, at page 360. Deed recorded July 9, 1979.

It is understood and agreed that the lien of this mortgage shall have equal dignity and priority with a mortgage given by the mortgagor(s) in favor of the mortgagee, dated August 1, 1979, recorded in Mortgage Book 1475 at page 586 and is secured by a note of even date in the amount of Forty Two Thousand Four Hundred (\$42,400.00) Dollars. Both mortgages shall constitute a first lien.

Further, that any default in the terms, conditions or covenants of either mortgage or notes thereby secured shall be a default in both and that payments of installments shall be credited towards the indebtedness by all notes.



which has the address of Carolina Way, Fountain Inn, South Carolina (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.

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