

FILED
GREER, S.C.

10 30 12 48 PM '80

JOHN A. HUDSON
JANER SLEY
R.M.C.

MORTGAGE

1522-842

THIS MORTGAGE is made this 30th day of October, 1980, between the Mortgagor, Russell Lee Lewis and Sara Jean B. Lewis (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 Forty Thousand (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 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 October 1, 2005;

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, near and east of the City of Greenville, being known and designated as Lot or Tract No. 10 of a subdivision known as Boiling Springs Estates, according to a plat recorded in the RMC Office for Greenville County in Plat Book YY at Pages 14-15 and having, according to said plat, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of John A. Hudson and Juanita Hudson dated October 30, 1980, recorded in Book 1136 at Page 408 on October 30, 1980.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
18.00

which has the address of Route 8, Phillips Road, Greer,
[Street] [City]
SC, 29651 (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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