

MORTGAGE

1980

THIS MORTGAGE is made this 15th day of December, 1980, between the Mortgagor, Gerald E. Saunders and Verla W. Saunders (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 FIFTEEN THOUSAND and NO/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 December 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 Greenville State of South Carolina:

ALL that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being shown and designated as 1.59 acres, 2.41 acres and 5.0 acres on plat of property of B. F. Reeves, prepared by C. O. Riddle, dated January 13, 1973, revised 11-23-73 and 12-18-73, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in cul-de-sac at end of White Pine Drive, and running thence along other property now or formerly of B. F. Reeves, N. 62-22 W., 611.2 feet to an iron pin; thence continuing with said Reeves property, N. 12-15 W. 797.1 feet to an iron pin; thence continuing with said Reeves property, S. 72-34 W., 113.6 feet to an old iron pin in line of property now or formerly of the Town of Simpsonville; thence with said Town line N. 30-09 E., 189.4 feet to an old iron pin; thence continuing with said Town line N. 42-55 W., 161.4 feet to an iron pin in Horse Pin Creek in line of property, now or formerly of P. E. Hughes; thence with the center line of Horse Pin Creek, the meanders of which are N. 19-53 E., 156.5 feet to a point; thence N. 24-40 E., 300 feet to a point; thence N. 19-36 E., 158.9 feet to an iron pin; thence continuing with line, nor or formerly of P. E. Hughes Estate and leaving Horse Pin Creek N. 86-36 E., 335.4 feet to an iron pin and stone; thence with line of property, now or formerly of H. W. and Lallie G. Johnson, S. 1-25 W., 801.8 feet to an iron pin; thence continuing with said Johnson line S. 86-36 W., 377.8 feet to an iron pin; thence with line of said Johnson & Reeves, S. 12-15 E., 778.24 feet to an iron pin; thence with other line of said Reeves, S. 62-22 E., 587.8 feet to an iron pin in cul-de-sac of White Pine Drive; thence with the curve of said cul-de-sac, the chord of which is S. 27-38 W., 50 feet to the beginning corner. The 1.59 acre tract is shown as a 50 foot strip on said plat. Being the same properly conveyed to the Mortgagors herein by deed of B.F. Reeves recorded in Deed Volume 1060 at page 809

which has the address of White Pine Drive, Simpsonville SC 29681 (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 created 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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