

FILED  
FEB 24 3 12 PM '81  
S.C.

**MORTGAGE**

RENEGOTIABLE RATE  
See Rider Attached

THIS MORTGAGE is made this 19th day of February,  
19 81, between the Mortgagor, H. & L. Builders & Developers, Inc.  
(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").

This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated  
by reference and made a part hereof.

WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-FOUR THOUSAND SEVEN  
HUNDRED & NO/100 (\$74,700.00) Dollars, which indebtedness is evidenced by Borrower's note  
dated February 19, 1981 (herein "Note"), providing for monthly installments of principal and interest,  
with the balance of the indebtedness, if not sooner paid, due and payable on 9/1/2011 further  
providing for renewals at intervals of every 3 years with adjustments to interest  
rates and monthly payments at each renewal; with final maturity on 9-1-2011 at which  
time the balance of indebtedness, if not sooner paid, shall come due and payable.

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 known and designated as Lot No. 8 on  
plat of FAIRVIEW WOODS prepared by Piedmont Engineers, Architects and  
Planners dated April 1, 1975 and recorded in the RMC Office for Greenville  
County in plat book 6D at pages 82 and 83. Reference to said plat is  
hereby craved for a more particular description of said lot.**

**This being the same property conveyed to the Mortgagor herein by deed  
of H. & L. Enterprises, Inc. of even date, to be recorded herewith.**

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which has the address of 204 Shagbark Circle, Simpsonville  
[Street] [City]  
SC 29681 (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 improve-  
ments 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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