

GRF: FILED
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DONNIE S. TANNERSLEY

MORTGAGE

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THIS MORTGAGE is made this 11th day of March 1981, between the Mortgagors, Jacqueline K. Alverson, Sally F. Knickerbocker, and Evelyn E. Knickerbocker (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, Four Hundred and No/100 (\$15,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 March 1, 1993

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, as shown on a survey entitled "Survey for Jacqueline K. Alverson" dated February 26, 1981, prepared by Carolina Surveying Company, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 84 at Page 50, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a nail and cap along the center line of Fairview Road (Neeley Ferry Road) and running thence along the center of said road N. 24-52 W. 217.6 feet to a nail and cap in said road; thence N. 22-49 W. 176.6 feet to a spike in said road; thence turning and running N. 74-28 E. 32.8 feet to an old iron pin along the right-of-way of Fairview Road (Neeley Ferry Road); thence running along land now or formerly of James L. and Louise L. Woods N. 74-28 E. 1286.4 feet to an old iron pin; thence running along property now or formerly of Eli and Blanche D. Hancock S. 16-52 E. 365.6 feet to an old iron pin along the center line of Knickerbocker Road; thence running along the center line of said road S. 73-12 W. 339.3 feet to a nail and cap in the center of Knickerbocker Road; thence S. 70-31 W. 101.6 feet to a nail and cap in said road; thence S. 68-09 W. 225.5 feet to a nail and cap; thence continuing along the center line of Knickerbocker Road S. 72-57 W. 98.9 feet to a nail and cap; thence S. 78-50 W. 253.1 feet to a nail and cap in said road; thence continuing along the center line of Knickerbocker Road S. 74-09 W. 254.3 feet to a nail and cap in Fairview Road (Neeley Ferry Road), the point of beginning.

This being the same property conveyed to the Mortgagors by deed of George Edwin Knickerbocker of even date to be recorded herewith.

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which has the address of Route 1, Box 327-A Simpsonville, South Carolina 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 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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