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S. C.
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GREENVILLE

MORTGAGE

BOOK 1535 PAGE 756

THIS MORTGAGE is made this 19th day of March 1981, between the Mortgagor, Anthony W. Abercrombie and Bonnie F. Abercrombie (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 Eighteen Thousand and no/100ths (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 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 March 19, 1982

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 those certain pieces, parcels or lots of land, situate, lying and being in Greenville County, South Carolina, located on or near Batesville Road, and being known and designated as Lots #1, #4, #5, and #9 of Hearthstone Estates Subdivision as shown on a plat prepared by Freeland and Associates, dated September 21, 1979 and recorded in Plat Book 7C at Page 71 in the RMC Office for Greenville County, South Carolina; reference being craved to said plat for a metes and bounds description.

THIS is a portion of the property conveyed to the Mortgagors by deed of William T. Adams, Jr., dated December 20, 1978 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1094 at Page 65 on December 20, 1978.

THE Mortgagee agrees to release individual lots from the lien of this mortgage upon payment of a release of \$9,000.00 per lot.

which has the address of Lots #1, #4, #5, and #9, Hearthstone Estates Subdivision (Street) (City) (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 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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