

FILED  
S.C.  
JUN 26 PM '81

# MORTGAGE

THIS MORTGAGE is made this 15th day of June, 1981, between the Mortgagor, Jack L. and Rosanne Butts (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").

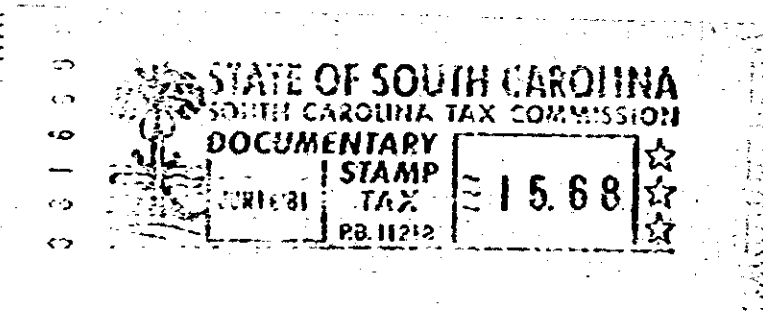
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand One Hundred Fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011;

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Simpsonville, being known and designated as Lot No. 621 on a plat entitled "Sheet No. 1 of 2 WESTWOOD Section VI" as shown by plat thereof prepared by Piedmont Engineers, Architects and Planners, dated November 18, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4X at Page 100, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southerly side of Yellow Wood Drive at the joint front corner of Lots Nos. 620 and 621 and running thence with the Southerly edge of Yellow Wood Drive, N. 88-00 E., 77.0 feet to an iron pin at the intersection of Yellow Wood Drive and Yellow Wood Court; thence with the curve of said intersection (the chord of which is S. 45-00 E., 34.1 feet) to an iron pin on the Westerly edge of Yellow Wood Court; thence with the Westerly edge of Yellow Wood Court S. 2-00 W., 106.84 feet to an iron pin; thence with the line of Lot No. 622 S. 80-37 W., 102.72 feet to an iron pin; thence with the line of Lot No. 620, N. 1-35 E., 145.0 feet to the beginning corner.

THIS is the same property conveyed to the mortgagors by deed of Timothy M. Langer and Pamela B. Langer, of even date, to be recorded herewith.



which has the address of 102 Yellow Wood Court, 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 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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