

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1543 PAGE 877

AUG 3 11 25 AM '81

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 3rd day of August 1981, between the Mortgagor, Karl Brack (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").

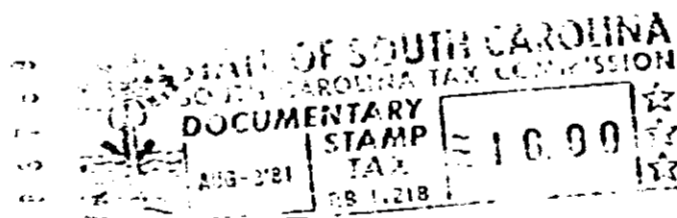
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2006.

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 piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 10, Boiling Springs Estates, on Plat entitled "Property of Karl Brack" as recorded in Plat Book 8-9 at Page 55, in the RMC Office for Greenville County, S.C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Waterloo Circle and Phillips Road and running thence N. 79-43 E. with Phillips Road 294.5 feet to an iron pin; thence S. 24-01 E. 170.7 feet to an iron pin; thence S. 19-47 W. 124.3 feet to an iron pin; thence S. 63-38 W. 62.2 feet to an iron pin; thence S. 7-51 W. 37.9 feet to an iron pin; thence N. 76-38 W. 255.3 feet to an iron pin; thence N. 13-32 E. 74.0 feet to an iron pin; thence N. 5-21 E. 48.1 feet to an iron pin; thence N. 11-08 W. 48.1 feet to an iron pin; thence N. 19-12 W. 63.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of Russell Lee Lewis and Sara Jean B. Lewis as recorded in Deed Book 1152 at Page 884, in the RMC Office for Greenville County, S.C., on August 3, 1981.



which has the address of Waterloo Circle Greer
[Street] [City]
S.C. 29651 (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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