

THIS MORTGAGE is made this 1st day of February, 1982, between the Mortgagor, Richard J. Pendino and Deborah T. Pendino (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").

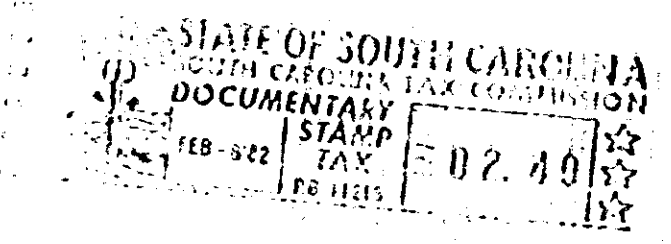
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and no/00 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1992;

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 231, Section V, of a subdivision known as Poinsettia, said subdivision being recorded in the RMC Office for Greenville County in Plat Book 5-P at page 34. A more particular description of said above numbered lot may be had by reference to said plat.

This being the identical property conveyed to the mortgagors by deed of Builders & Developers, Inc., recorded in the RMC Office for Greenville County in Deed Book 1037 at page 917 on June 14, 1976.

This mortgage is junior and second in lien to that certain mortgage given by Richard J. Pendino and Deborah T. Pendino to Laurens Federal Savings & Loan in the original amount of \$45,000.00, recorded in the RMC Office for Greenville County in Mortgage Book 1370 at Page 156.



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which has the address of 607 N. Almond Drive, Simpsonville, South Carolina 29631 (herein "Property Address");

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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".

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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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