

PH '82

RSLEY

MORTGAGE

BOOK 1571 PAGE 788

THIS MORTGAGE is made this 1st day of June 1982, between the Mortgagor, John L. Bettger (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").

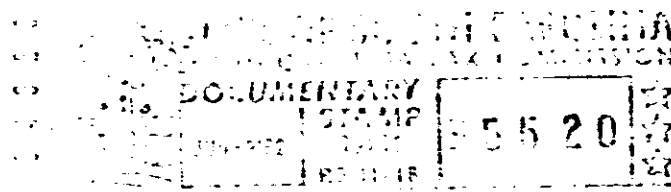
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-eight Thousand and No/100 (\$138,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2012

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 County of Greenville, State of South Carolina, on the Eastern side of Parkins Mill Road, being known and designated as Lot No. 16 on plat of Parkins Knoll, dated May 18, 1973 revised March 14, 1974, prepared by Piedmont Engineers & Architects, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5D, at page 34, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the Eastern side of Parkins Mill Road at the joint front corner of Lots Nos 16 and 17 and running thence with the line of Lot No. 17, S 88-03 E 168.7 feet to an iron pin in the line of Lot No. 15; thence with the line of Lot No. 15, S 1-31 W 150.0 feet to an iron pin on the Northern side of Faversham Circle at the joint corner of Lots Nos. 15 and 16; thence with the Northern side of Faversham Circle, the following courses and distances: N 87-59 W 145.0 feet to an iron pin; thence N 42-56 W 35.32 feet to an iron pin on the Eastern side of Parkins Mill Road; thence with the Eastern side of Parkins Mill Road, N 2-06 E 125.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor herein by deed of Williams Street Development Corp. dated June 1, 1982 and recorded simultaneously herewith.



which has the address of 3 Faversham Circle Greenville, S. C. (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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