

S. C.  
PU '82  
SLEY

# MORTGAGE

BOOK 1573 PAGE 82

THIS MORTGAGE is made this 18th day of June 19 82, between the Mortgagor, Roger W. Stone and Deborah W. Stone (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").

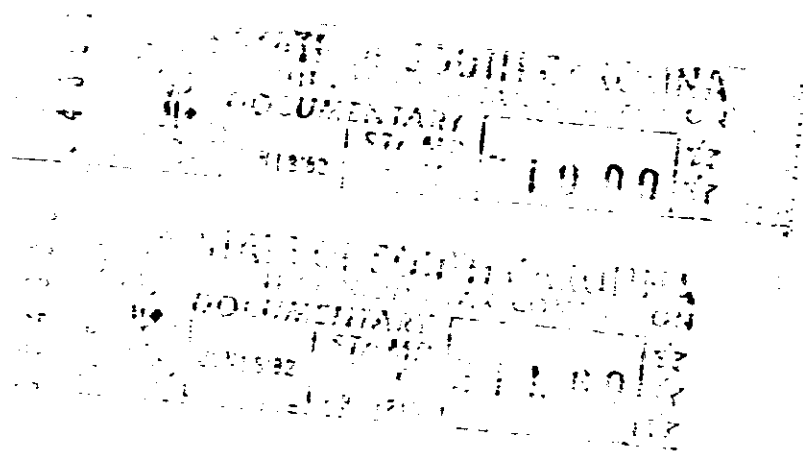
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Four Thousand and No/ 100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2007.

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 tract of land in Greenville County, State of South Carolina being shown as a 2.06 acre tract of land on the Southwesterly side of new Harrison Bridge Road and being shown on plat recorded in Plat Book 8G at Page 72 and having according to said plat the followings metes and bounds, towit:

BEGINNING at a spike in the middle of the new Harrison Bridge Road which spike is located on 18-01 E. from iron pin on the Southwesterly side of said road and running thence S. 18-01 W. 565.6 feet to an iron pin; thence N. 63-58 W. 157.8 feet to an iron pin; thence N. 16-35 E. 535.8 feet to a spike in the center of new Harrison Bridge Road passing over iron pin 33.0 feet back on line; thence with the center line of new Harrison Bridge Road S. 74-20 E. 170.0 feet to the beginning corner, containing according to said plat 1.93 acres plus .13 acres in right-of-way showing a total acreage of 2.06 acres.

THIS being the same property conveyed to the Mortgagors herein by deed of J. Carol Chandler and Polly G. Chandler to be recorded herewith.



which has the address of \_\_\_\_\_ (Street) \_\_\_\_\_ (City) \_\_\_\_\_ (State and Zip Code) (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 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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