

FILED
GREENVILLE CO. S. C.
AUG 30 11 57 AM '82
DONN E S. TANKERSLEY

MORTGAGE

THIS MORTGAGE made this 30th day of August 19. 82, between the Mortgagor, Lemuel Scott Holtzclaw and Deborah C. Holtzclaw (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

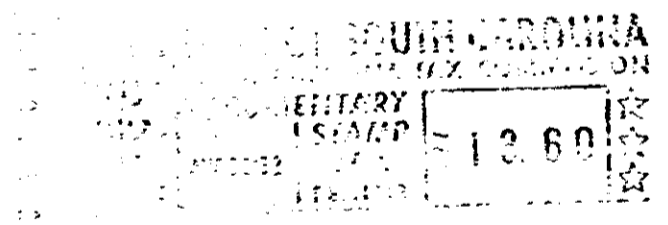
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand and no/100 (34,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1997;

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 Greenville County, state of South Carolina, being known as Lot No. 118 of Coleman Heights Sub-division as shown on a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at Page 115, and having according to a plat of survey for Lemuel Scott Holtzclaw and Deborah C. Holtzclaw, prepared by W. R. Williams, Jr., R.L.S., dated August 25, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Coleman Drive at the joint front corner of Lots Nos. 118 and 119 and running thence with the joint line of said lots S. 3-03 E. 166.8 feet to an iron pin; thence with the rear line of Lot No. 123 S. 78-31 W. 142.3 feet to an iron pin at the joint rear corner of Lots Nos. 117 and 118; thence with the joint line of said lots N. 5-48 W. 180.0 feet to an iron pin on the southerly side of Coleman Drive; thence with the southerly side of Coleman Drive N. 81-12 E. 75.0 feet to an iron pin; thence continuing with the southerly side of Coleman Drive N. 87-07 E. 75.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Roland E. Ransom and Colleen H. Ransom to be recorded herewith.



which has the address of Route 4, Lot 118 Coleman Drive, Travelers Rest, South Carolina (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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