

GREENVILLE S.C.
DEC 7 3 38 PM '82
DONNA J. HARRIS-LEWIS
R.M.C.

MORTGAGE

BOOK 1528 PAGE 190

THIS MORTGAGE is made this 6th day of December 1982, between the Mortgagor, R. Hunter Owens and Irene B. Owens (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").

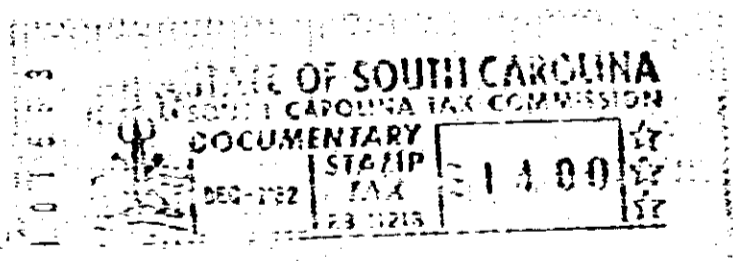
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 1982 (herein "Note"), providing for quarterly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 6, 1983;

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 lot of land in Greenville County, State of South Carolina, in Greenville Township, on the northern side of Mills Avenue (now Marue Drive), near the City of Greenville, being shown as Lot 11 on a plat of F. H. Earle property, recorded in Plat Book Z, at Page 191, and described as follows:

BEGINNING at an iron pin on the northern side of Mills Avenue (now Marue Drive), 310 feet east from Wallace Street, at the corner of Lot 12, and running thence with the line of said lot, N. 17-52 W. 133.2 feet to an iron pin in the corner of Lot 15; thence with the line of said lot, N. 48-53 E. 81.6 feet to the corner of Lot 10; thence with the line of said lot, S. 17-52 E. 165.4 feet to an iron pin on Mills Avenue (now Marue Drive); thence with the northern side of said Avenue (now Drive), S. 72-08 W. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of William James Barnes, Sybil Lou Barnes Collins and Sarah Ann Barnes Carlsen dated November 30, 1982, which is being recorded simultaneously herewith in Deed Book 1178, at Page 512.



which has the address of 914 Marue Drive, Greenville, S.C. 29605 (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.

DEC 7 1982

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