

DEC 17 4 34 PM '82

HERSLEY MORTGAGE

BOOK 1588 PAGE 587

THIS MORTGAGE is made this 10th day of December 1982... between the Mortgagor, Theodore W. Ellefson, Jr. and Anne S. Ellefson... (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").

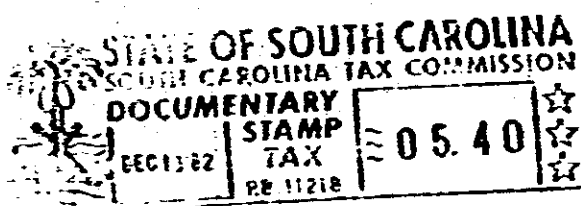
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Five Hundred and No/100 (\$13,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 10, 1982... (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 the State of South Carolina, County of Greenville, City of Greenville, being known and designated as Lot No. 6 on a plat of Country Club Estates, prepared by Dalton & Neves, October, 1926, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book G, Page 191, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Douglas Drive, at the joint front corner of Lots 5 and 6, and running thence with the joint line of said lots, N, 23-30 W, 150 feet to an iron pin; thence N, 66-38 E, 50 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the joint line of said lots, S, 23-30 E, 150 feet to an iron pin on the northern edge of Douglas Drive; thence with the northern edge of said drive, S, 66-38 E, 50 feet to an iron pin, the point of beginning.

This being the same property conveyed to Theodore W. Ellefson, Jr. by Timothy K. Smith and Ken R. Smith by deed dated May 24, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1057 at Page 428.



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which has the address of 11 Douglas Drive Greenville, South Carolina 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.

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