

REC'D 1 03 PM '82
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of December 19 82, between the Mortgagor, Ernesto A. Henao and Aliz T. Henao (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-five thousand nine hundred and no/100 (35,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated 12/30/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013....;

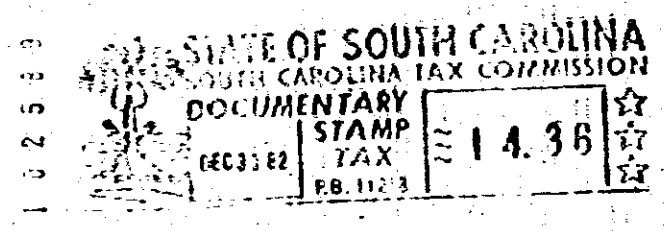
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the Town of Simpsonville, County of Greenville, State of South Carolina, on the northerly side of Cloverdale Lane, being known as Lot No. 192, Section 2 of Bellingham, and having, according to plat of property by Arbor Engineering for Ernesto A. Henao and Aliz T. Henao dated 12/28/82 and recorded in the RMC Office for Greenville County in Book 9-H at page 70, with improvements thereon.

BEGINNING at an iron pin on the northerly side of Cloverdale Lane, the joint front corner of Lots Nos. 192 and 193, and running thence with the joint line of said lots, N. 2-33 E. 151.2 feet to an iron pin at the joint rear corner of said lots; thence with the rear line of Lot No. 192, S. 88-51 E. 80.0 feet to an iron pin, the joint rear corner of Lots Nos. 192 and 191; thence with the joint line of said lots, S.0-50 W. 151.6 feet to an iron pin on the northerly side of Cloverdale Lane, the joint front corner of Lots Nos. 192 and 191; thence with the northerly side of Cloverdale Lane, N. 88-45 W. 85.0 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record and is also subject to utility easements and right-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations of record or as would appear from inspection.
DERIVATION: Deed Book 1179 at page 914, from George Eric Vaughn, 12-30-82.

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which has the address of Lot 119 Bellingham S/D Simpsonville, South Carolina 29681 (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".

4.0001

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.