

Post Office Drawer 403
Greenville, S.C. 29602

BOOK 1596 PAGE 907

FILED
GREENVILLE CO. S.C.

MAR 7 1 59 PM '83

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 4th day of March,
19 83, between the Mortgagor, HERITAGE HOMES, INC.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

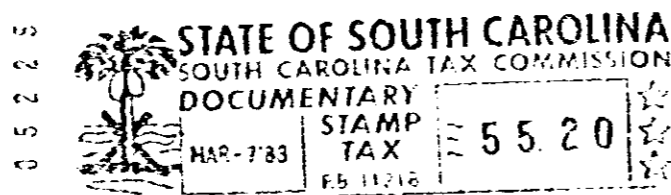
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thirty-Eight Thousand and No/100 (\$138,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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 of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat of "Property of Heritage Homes, Inc." dated March 2, 1983, prepared by Freeland & Associates, and also being known as Lot No. 76 and part of Lots Nos. 78 and 77, of Stratton Place Subdivision, as shown on a plat recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 36, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Coventry Road, at the joint front corner of Lots Nos. 76 and 75, and running thence with the joint line of said Lots S. 69-51 E. 195.5 feet to an iron pin in the line of property of Hudson; running thence with the line of said property S. 13-31 W. 123.1 feet to an iron pin; running thence S. 12-52 W. 11 feet to an iron pin; running thence along a new line through Lot No. 78 N. 77-31 W. 114.8 feet to an iron pin in the line of Lot No. 78; running thence N. 81-27 W. 116.4 feet to an iron pin on the Eastern side of Coventry Road; running thence with the Eastern side of Coventry Road N. 25-55 E. 62.77 feet to an iron pin; thence continuing N. 25-42 E. 110 feet to the POINT OF BEGINNING.

This is the identical property conveyed to the Mortgagor herein by Blanche Eugenia Hudson by deed dated May 23, 1977, recorded May 24, 1977, in the R.M.C. Office for Greenville County in Deed Book 1057 at Page 154.



which has the address of _____ & 78, Coventry Rd., Stratton Place, Greenville,
(Street) (City)

S.C. 29615 (herein "Property Address");
(State and Zip Code)

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.

4328-RV-21