

FILED
GREENVILLE CO S.C.
MAR 31 2 39 PM '83
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1599 PAGE 885

MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1983, between the Mortgagor, Robert D. Garrett, P.O. Box 572, Taylors, SC 29687, (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").

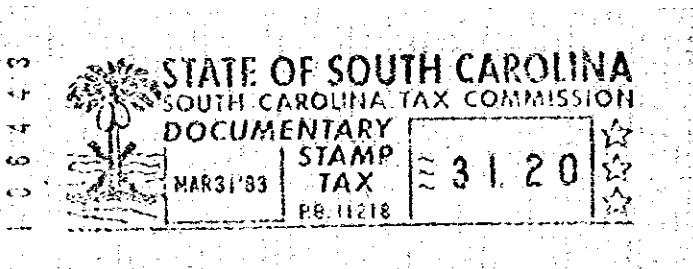
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-Eight Thousand and 00/100 (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 30, 1984.....;

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 PIECE, parcel, or lot of land situate, lying, and being in Greenville County, South Carolina, and being shown as Lot 12 on plat entitled "Heritage Glen, Section II" as prepared by Freeland & Associates, Surveyor, dated December 14, 1979 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7X, Page 52, reference being made to said plat for a metes and bounds description.

This conveyance is made subject to all easements, rights-of-way, and restrictive covenants as may appear of record or on the land.

This is a part of property conveyed to the Mortgagor herein by deed of Streetbridge, Ltd. filed in the RMC Office for Greenville County, on March 28, 1983, in Deed Book 1185 at page 91.



which has the address of Lot 12, Heritage Glen Simpsonville,
(Street) (City)
SC 29681 (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.

400 8 30191801

4328-102