

RECORDED
JUN 27 12 46 PM '83
DONALD R. M. C. ASLEY

MORTGAGE

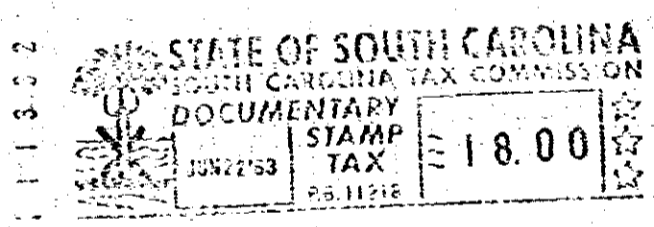
THIS MORTGAGE is made this 22nd day of June 1983, between the Mortgagor, Paul R. Robinson, Jr. & Susan M. Robinson (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five thousand and no/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 September 1, 2003;

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 tract of land situate, lying and being in Greenville County, S. C., on the southwestern side of Pollard Road, being shown and designated on a survey of the "Property of Paul R. Robinson, Jr." prepared by T. H. Walker, Jr., RLS, dated May 5, 1983, plat of which is recorded in the RMC Office for Greenville County, S. C., in Plat Book 9-T at Page 66, containing 3.0 acres according to said plat, reference to which is hereby craved for the metes and bounds thereof.

This being the same property conveyed to the Mortgagors herein by Deed of Paul R. Robinson and Barbara P. Robinson dated June 3, 1983 and recorded on June 7, 1983 in the RMC Office for Greenville County in Deed Book 1189, Page 833.



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which has the address of Route 4, Pollard Road, Simpsonville, SC 29681 (City) (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 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.

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