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GREENVILLE

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# MORTGAGE

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THIS MORTGAGE is made this 1st day of September, 1983, between the Mortgagor, Palmetto Real Estate & Trust Company, P.O. Box 605, Fountain, Inn, SC. 29644, (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").

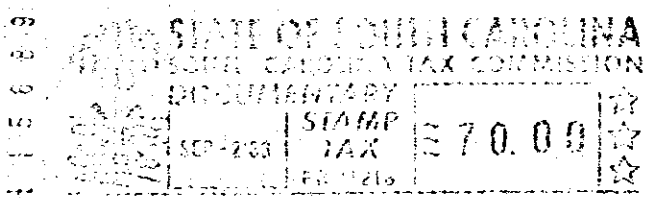
WHEREAS Borrower is indebted to Lender in the principal sum of One Hundred Seventy-Five Thousand and No/100 (\$175,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as .80 acres on plat recorded in the R.M.C. Office for Greenville County, in Plat Book 6-Y at Page 45, and having according to said plat, the following metes and bounds to-wit:

Beginning at an iron pin on Wade Hampton Boulevard, 1865.2 feet from the intersection of Wade Hampton Boulevard and Batesview Drive, and running S. 37-30 E., 200 feet, thence S. 52-30 W., 174.54 feet, thence N. 37-50 W., 200 feet, thence N. 52-30 E., 175.7 feet to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Robert E. Fincher dated September 1, 1983 and recorded in the R.M.C. Office for Greenville County on Deed Book 1195 at Page 686.



which has the address of 628 Wade Hampton Boulevard Greenville,  
(Street) (City)  
 South Carolina 29609 (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 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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