

GENERAL S.C.
FEB 11 1984

MORTGAGE

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THIS MORTGAGE is made this 9th day of February 1984, between the Mortgagor, Michael G. Mayberry and Lynn M. Mayberry (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").

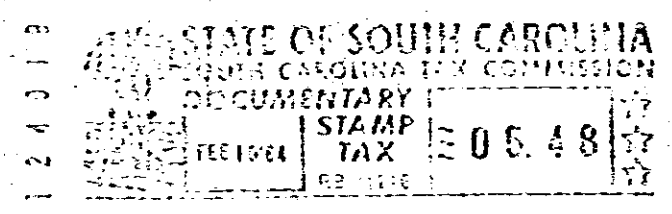
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirteen Thousand Six Hundred Fifty and No/100 (\$13,650.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1991. *MGM. Jmm*

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 lying and being on the southeasterly side of Spring Forest Drive, near Simpsonville, S.C., being known and designated as Lot No. 5, Map No. 1, Spring Forest Estates, as recorded in the RMC Office for Greenville County, S.C. in Plat Book KK at Page 117 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Spring Forest Drive, said pin being the joint corner of Lots 4 and 5 and running thence with the common line of said Lots S. 69-01 E., 560 feet to an iron pin, the joint rear corner of Lots 4 and 5; thence S. 20-59 W., 227 feet to an iron pin; thence S. 24-59 W., 52.1 feet to an iron pin, the joint rear corner of Lots 5 and 6; thence with the common line of said Lots N. 65-01 W., 560 feet to an iron pin on the southeasterly side of Spring Forest Drive; thence with said Drive N. 22-59 E., 79.9 feet to an iron pin; thence continuing with said Drive N. 20-59 E., 160 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of John M. Elledge, of even date, to be recorded herewith.



which has the address of Lot 5, Spring Forest Drive, 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".

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.

