

MORTGAGE

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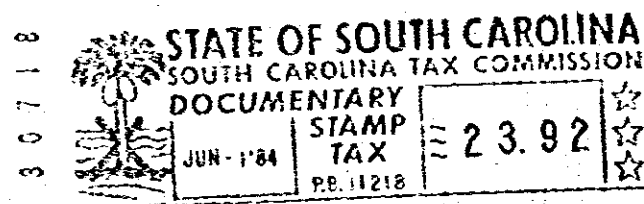
THIS MORTGAGE is made this 31st day of May 1984, between the Mortgagor, Henry M. Betsch and Pamela A. Betsch (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE. WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine Thousand Eight Hundred and 00/100 (\$59,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 May 1, 2014.

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 situate in the State of South Carolina, County of Greenville, City of Simpsonville being known and designated as Lot 171 of Section 4 of Brentwood Subdivision as shown on a plat recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-D at Page 43 and also as shown on a survey entitled "James Leary Builders" prepared by Century Land Surveying Co., dated April 2, 1979 and having according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Ment Drive, joint front corner of Lots 170 and 171 and running thence with the common line of said lots N. 69-59 E., 146.71 feet to an iron pin; thence turning and running along the line of Lot 83, S. 19-55 E., 105.0 feet to an iron pin, joint rear corner of Lots 171 and 172; thence turning and running with the common line of said lots S. 69-59 W., 143.9 feet to an iron pin on the northeastern side of Ment Drive; thence along Ment Drive N. 21-27 W., 105.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Robert R. Cunningham and Avis M. Cunningham to be recorded herewith.



which has the address of 103 Ment 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 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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