

FILED  
GREENVILLE  
7 1 54 PM '84

# MORTGAGE

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THIS MORTGAGE is made this 29th day of June 1984, between the Mortgagor, Robert H. Hansz and Susan K. Hansz (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-Four Thousand and No/100 (\$44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 June 1, 2004.

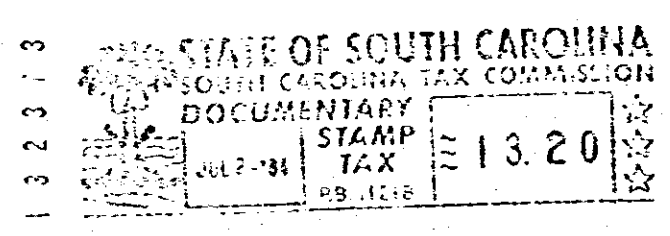
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, located on Cannon Drive, being known and designated as Lot No. 64 on a plat of Pine Brook Forest Subdivision, Section I, recorded in the RMC Office for Greenville County in Plat Book 4X at Page 48 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Cannon Circle, joint corner Lots 64 and 65 and running thence with the line of said Lots, S. 73-25 W., 190 feet to an iron pin; thence S. 16-35 E., 165 feet to an iron pin on the northern side of Cannon Circle; thence with the curve of said Cannon Circle the following courses and distances: N. 53-33 E., 93 feet, N. 30-39 E., 85 feet and N. 11-05 E., 86 feet to an iron pin, the point of beginning.

This property is conveyed subject to all easements, restrictions, and rights of way, if any, affecting the above described property.

This is the same property conveyed to the Mortgagors herein by deed of Robert M. Lee and Candace R. Lee recorded in Deed Book 1216 at Page 109 in the RMC Office for Greenville County of even date herewith.



which has the address of 219 Cannon Circle Greenville, SC 29607 (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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