

MORTGAGE

VOL 1571 PAGE 975

THIS MORTGAGE is made this 29th day of June 1984 between the Mortgagors, RAYMOND R. HARGRAVE AND ANNETTE R. HARGRAVE and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 907 N. Main Street, Anderson, S. C. 29621 (herein "Lender").

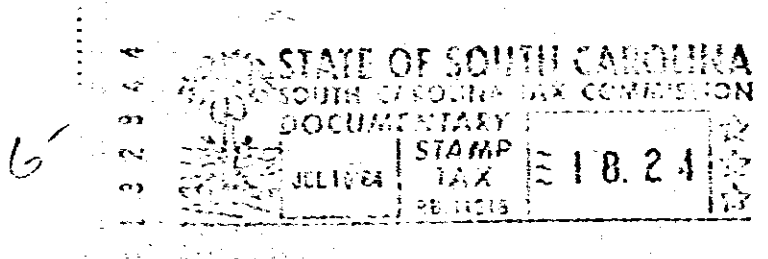
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eight Hundred and no/100 (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Simpsonville, on the Southern side of Seminole Drive, being shown as Lot No. 21 on Plat No. 5 of West Georgia Heights, recorded in Plat Book GGG at Page 120 in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Seminole Drive at the joint front corner of Lots 21 and 20, and running thence with the joint line of said lots, S. 0-13 W., 200 feet to an iron pin; thence S. 89-47 E., 100 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence with the joint line of said lots, N. 0-13 E., 200 feet to an iron pin on the Southern side of Seminole Drive; thence with the side of said Drive, N. 89-47 W., 100 feet to an iron pin at the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Builders & Developers, Inc. of even date and to be recorded herewith.



which has the address of lot #21, Seminole Drive Simpsonville SC (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.

600 3 1A01

975

4328