

MORTGAGE

THIS MORTGAGE is made this ^{11 09 AM '84} 9th day of October 1984, between the Mortgagor, Lincoln Dale Groom and Sterling Aleatha Groom (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").

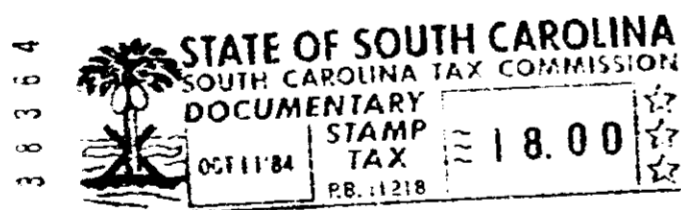
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and 00/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 9, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 in Greenville County, State of South Carolina, being shown and designated as a tract containing 4.533 acres on a plat entitled Property of Threatt-Maxwell Enterprises, Inc., prepared by Freeland & Associates, dated August 16, 1976, recorded in the R.M.C. Office for Greenville County in Plat Book 5-T at Page 72 and being described, according to said plat, more particularly, to-wit:

BEGINNING at a point on the eastern side of Moore Road at the joint corner of the within described property and property now or formerly belonging to Eugene and Anita Crook and running thence along the common line of said lots N. 52-28 E. 476.5 feet to an iron pin; thence N. 39-41 W. 588.38 feet to a point in the middle of a creek; thence along the middle of said creek N. 28-45 E. 183.24 feet to a point; thence leaving said creek S. 63-18 E. 590.2 feet to an iron pin; thence S. 26-42 W. 348.1 feet to an iron pin; thence S. 52-28 W. 566.69 feet to an iron pin on the eastern side of Moore Road; thence along said road N. 34-23 W. 21.33 feet to an iron pin, the point of beginning, LESS HOWEVER that certain strip of land containing .233 acres as shown on the aforementioned plat which was previously conveyed to Threatt-Maxwell Enterprises, Inc. by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1095 at Page 881.

This is the same property conveyed to the Mortgagors herein by deed of Carol B. Lipscomb dated February 8, 1984, recorded in Deed Book 1206 Page 243 in the R.M.C. Office for Greenville County.



which has the address of Moore Lane Greenville
[Street] [City]
SC (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.