

GREENVILLE, S.C.

THIS MORTGAGE is made this ^{Oct 18 9 54 AM '84} 17th day of October 1984, between the Mortgagor, J. W. South and Avanelle F. South (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").

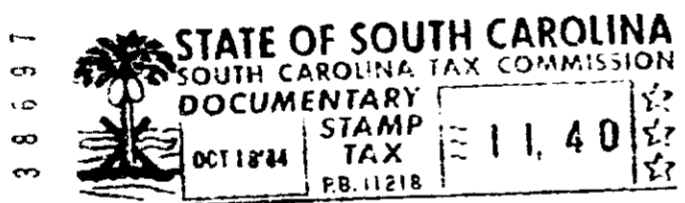
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand and No/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1994;

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 situate, lying and being in the Town of Simpsonville, County of Greenville, State of South Carolina containing 0.22 acres as shown on a plat prepared for J. W. South by J. L. Montgomery, R.L.S., dated March 15, 1984 and recorded in the R.M.C. Office for Greenville County in Plat Book 10-L at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of North Maple Street, joint front corner with property of L. Alfred Vaughn and running thence N. 68-27 E., 165.83 feet to an iron pin; thence turning and running S. 25-00 E., 57.32 feet to an iron pin; thence turning and running S. 68-28 W., 165.0 feet to an iron pin in the Eastern edge of North Maple Street; thence turning and running N. 25-50 W., 57.32 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of L. Alfred Vaughn dated March 20, 1984 and recorded in the R.M.C. Office for Greenville County, Deed Book 1208 at Page 921 on March 26, 1984.



which has the address of 206 North Maple Street Simpsonville
 [Street] [City]
 S. C. 29681 (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.

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