

MORTGAGE

BOOK 1453 PAGE 892

THIS MORTGAGE is made this 28th day of December 1978, between the Mortgagor, Robert H. Freeland and Terry T. Freeland (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").

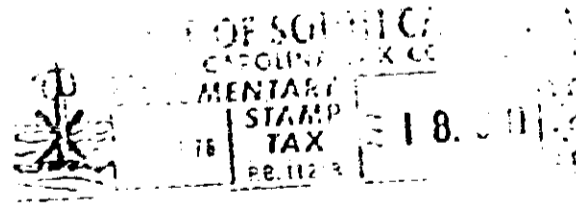
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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 State of South Carolina:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 140 of Section III, POINSETTIA, as shown by plat thereof prepared by Piedmont Engineers and Architects, dated July 15, 1967, revised July 28, 1967, recorded in the RMC Office for Greenville County in Plat Book PPP, at page 141, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the easterly edge of Hillpine Drive, at the joint front corner of Lots 140 and 141 and running thence with the joint line of said lots, N. 87-57 E., 216.10 feet to an iron pin; thence S. 11-46 E., 35.3 feet; thence along creek in a southeasterly direction 35.3 feet to a point; thence S. 11-46 E., 112.1 feet to a point; thence S. 16-35 E. 20.8 feet to an iron pin at the joint rear corner of Lots 139 and 140; thence along the joint line of said lots, N. 82-37 W. 246.4 feet to an iron pin on the easterly edge of Hillpine Drive; thence with the easterly edge of Hillpine Drive, N. 7-35 E. 27.3 feet to a point; thence N. 0-44 W. 64.0 feet to a point; thence N. 16-25 W., 35.3 feet to the beginning corner.

This is the identical property conveyed to the Mortgagors herein by deed of Poinsett Realty Company, dated September 20, 1978, recorded September 21, 1978, in the RMC Office for Greenville County in Deed Book 1088, at page 369.



which has the address of 301 Hillpine Drive, Simpsonville, S. C., 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 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.

Vertical stamp on the right margin with numbers 28, 90, 80, 0.

Vertical stamp on the right margin with the number 4328 RV-2.