

**MORTGAGE** Sep 18 3 10 PM '80

BOOK 1516 PAGE 494

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John Sayle Lewis et al

312 2-1-88

GONNIE S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 17th day of September 19. 80, between the Mortgagor, JOHN SAYLE LEWIS, JR. and ANNE CRAWLEY LEWIS (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").

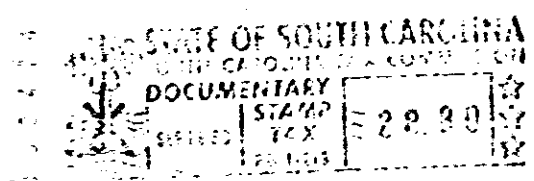
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY-TWO THOUSAND AND NO/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2011.

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 lot of land situate on the northwestern side of Robinwood Drive in the City of Simpsonville being shown as Lot No. 312 on a plat of Poinsettia Subdivision, Sec. 5 dated July 19, 1974 prepared by Piedmont Engineers & Architects, recorded in Plat Book 5-P at page 34 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 northwestern side of Robinwood Drive at the joint front corner of Lot 312 and Lot 313 and running thence with Lot 313 N 17-34 W 225.67 feet to an iron pin at the joint rear corner of Lot 312 and Lot 313; thence with Lot 300 and Lot 301 S 42-29 W 195 feet to an iron pin at the joint rear corner of Lot 311 and Lot 312; thence with Lot 311 S 39-22 E 180.52 feet to an iron pin on Robinwood Drive; thence with said drive the following courses and distances: N 42-27 E 10 feet, N 46-13 E 50.05 feet, and N 58-14 E 50.08 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor by deed of Poinsett Realty Company, to be recorded herewith.



which has the address of Lot 312 - Poinsettia Subdivision, Simpsonville (Street) (City) S. C. 29681 (State and Zip Code) (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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