

MORTGAGE

BOOK 1585 PAGE 296

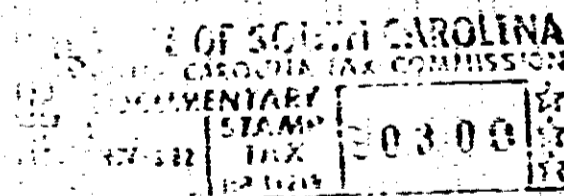
THIS MORTGAGE is made this 28th day of October 1982, between the Mortgagor, Thomas A. Eskew (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 1982 (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, 2002.

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, situate, lying and being on the southeastern side of Flat Rock Road (S-1033), Grove Township, Greenville County, South Carolina, containing 3 acres, and shown on plat entitled "Survey for Thomas A. Eskew", dated May 13, 1982, prepared by C. O. Riddle, R. L. S., recorded in Plat Book 9-D at Page 1, R. M. C. Office for Greenville County, South Carolina, and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern side of Flat Rock Road at a point 404 feet, more or less, in a northeasterly direction from the intersection of said Flat Rock Road with Woodmont School Road (S-659); thence along Flat Rock Road N. 46-48 E. 106.45 feet to an iron pin; thence continuing along Flat Rock Road N. 33-45 E. 107.47 feet to an iron pin; thence N. 22-40 E. 73.02 feet to an iron pin; thence N. 45-22 E. 278.32 feet to an iron pin at the corner of John A. Mize property; thence along the line of Mize property S. 67-00 E. 88.04 feet to an iron pin; thence along the line of Mize property S. 19-19 W. 586.16 feet to an iron pin the joint corner of Mize property and Nelle A. Eskew land; thence along the line of Nelle A. Eskew land N. 83-01 W. 330.02 feet to an iron pin the beginning corner.

THIS BEING the same property conveyed unto the mortgagor herein by deed of Nelle A. Eskew, dated June 18, 1982, of record in the RMC Office for Greenville County, S. C., in Deed Book 1169 at Page 9, on June 21, 1982.



NO 892 1216

which has the address of Route 2, Piedmont, S. C. 29673 (Street) (City) (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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