

MORTGAGE

FILED
JUL 11 3 39 PM '83

THIS MORTGAGE is made this 11th day of July 1983, between the Mortgagor, PHILIP L. CORNS and BETTY M. CORNS (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 July 1, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina County of Greenville, Town of Mauldin, being known and designated as Lot No. 3 of a Subdivision known as GLENDALE NO. 2, as shown in Plat Book 000, Page 55, recorded in the R.M.C. Office for Greenville County and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of Parsons Avenue, joint front corners of Lots 2 and 3 and running thence with the northerly side of Parsons Avenue, S. 86-29 E., 135 feet to a point; thence with the curvature of the northwesterly side of the intersection of Parsons Avenue with Hickory Lane, the chord of which is N. 38-06 E., 30.6 feet to a point; thence with the westerly side of Hickory Lane, N. 10-58 W., 118.3 feet to a point at the joint corners of Lots 3 and 4; thence S. 79-02 W., 154.9 feet to a point at the joint rear corners of Lots 3 and 4; thence S. 10-58 E., 103.1 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of William C. Dukes and Nancy K. Dukes dated September 10, 1974, recorded in the RMC Office for Greenville County, S.C. September 11, 1974 in Deed Volume 1006 at page 578.

This mortgage is second and junior to that mortgage given to Laurens Federal Savings & Loan Association (NOW Heritage Federal Savings & Loan Association) in the original amount of \$31,000.00, recorded September 11, 1974 in Mortgage Book 1322 at page 340.

STAMP
TAX \$06.00

which has the address of 101 Hickory Lane, Mauldin, S.C. 29662 (herein "Property Address")

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, 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 if the 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 grant and convey the Property, that the Property is unencumbered, and that Borrower will defend and generally the title to the Property against all claims and demands, subject to any declarations, conditions or exceptions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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