

MORTGAGE

VOL 1054 PAGE 863

GREEN FILES

THIS MORTGAGE is made this 26 day of March 1984, between the Mortgagor, Claudy Ray and Jacqueline Rae McFarland (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 Fifty-Two Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 26, 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 March 1, 2014

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:

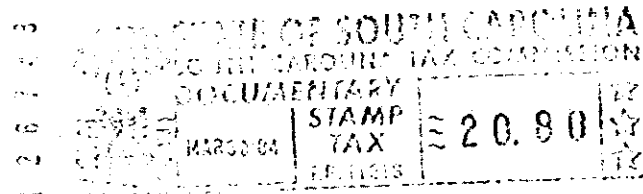
ALL that certain piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as the greater portion of Lot #41 and the lesser portion of Lot #42 of Belmont Estates Subdivision as recorded in the RMC Office for Greenville County in Plat Book 3W at page 16; and more particularly described on plat prepared fro Claudy Ray McFarland and jacqueline Rae McFarland by J. L. Montgomery, III, RLS, dated February 5, 1981 and recorded in Plat Book 8-0 at page 83 and having, according to the later plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southwestern edge of Belmont Drive running thence along said Drive, S. 62 E., 110 feet to an iron pin; thence turning and running S. 28-00 W., 200 feet to an iron pin; thence turning and running N. 62 W., 110 feet to an iron pin; thence turning and running N. 28-00 E., 200 feet to an iron pin, the point of beginning.

THIS is the same proeprty conveyed to the Grantor of one-half interest by deed of Melvin K. Younts recorded in the RMC Office fro Greenville County, South Carolina in Deed Book 1113 at page 62 on October 5, 1979 and by one-half interest devised to the Grantor as shown in the Probate Court for Greenville County in Apartment 1095, File 3, of the Estate of Billie C. Patton.

This conveyance is made subject to any restrictions, right-of-ways or easements that may appear of record on the recorded plat(s) or on the premises.

This being the same property conveyed to the Mortgagors herein by deed of Sara A. Patton dated May 14, 1981 and recorded May 15, 1981 in Deed Volume 1148 at page 172.



115 Belmont Drive, Fountain Inn, South Carolina 29644 which has the address of (Street) (City) (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 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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