

FILED
GREENVILLE CO. S.C.

MORTGAGE

BOOK 1311 PAGE 573

JUN 15 3 34 PM '83
THIS MORTGAGE is made this 14th day of June 1983 between the Mortgagor, Myrl L. Dempsey and Donna M. Dempsey (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").

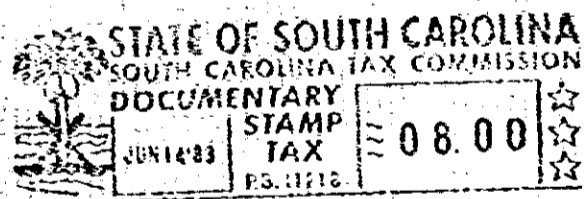
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1993;

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 tract of land, located lying and being in the County of Greenville, State of South Carolina, containing approximately 4.0 acres, more or less, as shown on survey entitled "Survey for Myrl Dempsey", dated March 28, 1980 prepared by P. R. Montgomery, III, R.L.S., recorded in the Greenville County RMC Office in Plat Book 9-4 at Page 21, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the right-of-way of Harrison Bridge Road, said point being approximately 911 feet from intersection of said road with North Harrison Bridge Road and running thence N. 48-20 W. 870 feet to a point in the line of property now or formerly of Goddard; thence N. 43-16 W. 199.2 feet to a point; thence N. 48-20 E. 870.0 feet to a point in the center of Harrison Bridge Road; thence along the center of said Road S. 41-40 E. 100 feet to a point and S. 44-52 E. 100 feet to a point, the point and place of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Thomas J. Wilson and Doris B. Wilson dated June 14, 1983 and recorded in the Greenville County RMC Office on June 15, 1983 in Deed Book 1190 at Page 302.



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which has the address of Route 3, Box 218, approximately 4 acres on Harrison Bridge Road (Street) (City) S.C. 29681 (herein "Property Address"); (State and Zip Code)

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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".

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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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