

Jun 20 1983
MORTGAGE

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THIS MORTGAGE is made this 13th day of June, 1983, between the Mortgagor, ROY, A. HEDDEN & YON H. HEDDEN (herein "Borrower"), and the Mortgagee, FLEETHAM FINANCE, INC. (herein "Lender"), a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is Mauldin Square, Mauldin, S. C. 29662 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TEN THOUSAND, SIX HUNDRED, FIFTEEN AND 83/100 (\$10,615.83) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 17, 1988;

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 Southeast side of Augusta Road, in the County of Greenville, State of South Carolina, shown as Lot No. 3 on a plat prepared by T. H. Walker, Jr., RLS, and recorded in the RMC Office for Greenville County, in Plat Book 8-I, Page 10, on November 25, 1980.

This being a portion of the same property conveyed to the Grantor herein by deed of Deco of Ware Place, Inc., and recorded in the Greenville County RMC Office on November 8, 1982 in Deed Book 1176, at Page 805.

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

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which has the address of Route #2, Box 136C, Pelzer (City), S.C. 29669 (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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