

MORTGAGE

BOOK 1628 PAGE 974

FILED GREENVILLE S.C.

THIS MORTGAGE was made this 30th day of September 1983, between the Mortgagor, First Family Mortgage Investment, S.C. Partnership, (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"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE.

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY SIX THOUSAND DOLLARS & no/100 \$36,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 September 1, 2013.

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:

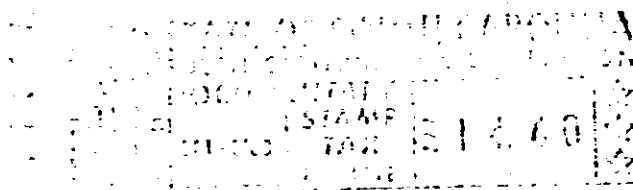
ALL that lot of land with the buildings and improvements thereon situate on the Western side of Agewood Drive, in the Town of Simpsonville, Austin Township, Greenville, County, South Carolina, being shown as Lot No. 418, Section V, Sheet One, on plat of Westwood Subdivision, made by Piedmont Engineers and Architects, November 28, 1972, recorded in the RMC Office for Greenville, South Carolina, in Plat Book 4-X at Page 62, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Agewood Drive, at the joint corner of Lots Nos. 417 and 418, and running thence along the line of Lot No. 417 S. 56-08 W. 176.8 feet to an iron pin; thence N. 3-47 E. 158 feet to an iron pin; thence along the line of Lot No. 419 S. 86-13 E. 140 feet to an iron pin on the Western side of Agewood Drive; thence along Agewood Drive S. 3-47 W. 50 feet to the beginning corner.

This is the identical property conveyed to the Grantors herein by Quitclaim Deed of the United States of America (United States Department of Agriculture, Farmers Home Administration) dated July 16, 1976, recorded in the RMC Office for Greenville County on August 17, 1976, in Deed Book 1041 at Page 319.

This being the same property conveyed to mortgagor herein by deed of Jimmy R. Huskey and Susan R. Huskey on September 6, 1983 and recorded September 7, 1983 in Deed Volume 1195, Page 877.

This deed to be re-recorded herewith.



which has the address of 518 Agewood Simpsonville (Street) (City) South Carolina 29681 (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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