

GREENVILLE S.C.  
RECORDED  
1983

**MORTGAGE**

VOL. 1036 PAGE 300

THIS MORTGAGE is made this 17th day of November, 1983, between the Mortgagor, John M. Swofford and Mary Ellen Swofford (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 TEN THOUSAND AND SO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 292, Section V, Sheet 1, of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 87. A more particular description of said above numbered lot may be had by reference to said plat.

THIS BEING the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc. February 11, 1977, recorded in the RMC Office for Greenville County, South Carolina in Deed Volume 1051 at Page 776.

THIS mortgage is junior in lien to mortgage in favor of Heritage Federal Savings and Loan Association in original amount of \$37,250.00 recorded February 28, 1977 in Mortgage Volume 1390, page 381.

THIS mortgage is also in favor of Heritage Federal Savings and Loan Association in the amount of \$8,000.00 recorded September 3, 1981 in Mortgage Volume 1551, page 838.

SOUTH CAROLINA  
RECORDED  
NOV 17 1983  
STAMP  
1036 300

which has the address of 103 Oglewood Drive, Simpsonville, South Carolina, 29681 (herein "Property Address");  
(Street) (City) (State and Zip Code)

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.

1007  
11801

1036 300

1036 300