

MORTGAGE

11158-158

THIS MORTGAGE is made this 20th day of April 1984, between the Mortgagor, William D. Mayfield and Joyce Mayfield (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.

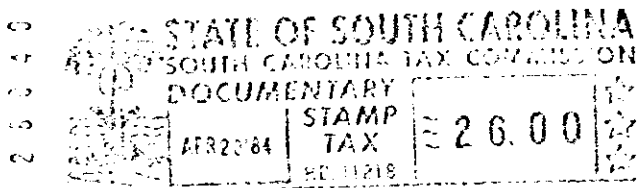
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Five Thousand and No/100 (\$65,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2012

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 County of Greenville, State of South Carolina, near Simpsonville, South Carolina, containing 2.66 acres, according to a plat made for William D. Mayfield, et al, by C. O. Riddle, R.L.S., dated March 8, 1984, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Ponderosa Drive, joint front corner with property of Burdette, and running thence S. 49-40 E., 302.1 feet to an iron pin, joint corner of property of J. W. Mayfield Est., and running along the Mayfield property line, S. 69-34 W., 498.35 feet to an iron pin; thence turning and running N. 31-32 W., 253.97 feet to an iron pin; thence turning and running along Burdette property line N. 67-30 E., 400 feet to an iron pin on Ponderosa Drive, being the point of beginning.

This being the same property conveyed to the mortgagors herein by deed dated March 23, 1984, and recorded in the RMC Office for Greenville County in Deed Book 1208, Page 800 .



which has the address of Ponderosa Drive 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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