

MORTGAGE

VOL 1663 PAGE 240

THIS MORTGAGE is made this 11th day of May 19 84, between the Mortgagor, Charles E. Tallent, (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 ELEVEN THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 July 1, 1994

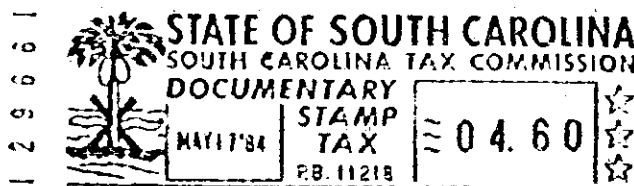
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, and shown as Lot 54 on a plat of Hunter's Acres, recorded in the RMC Office for Greenville County in Plat Book BB, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Florence Drive, at the joint corner of Lots 54 and 55, which point is S. 58-41 W., 200 feet from the intersection of Maple Street extension and running thence from said point, N. 28-40., 25 feet to an iron pin; thence along the rear of Lot 74, S. 63-53 W., 90.7 feet to an iron pin; thence along the joint line of Lots 53 and 54 S. 31-19 E., 233 feet to an iron pin on the Northern side of Florence Drive; thence with the side of said Drive, N. 58-41 E., 80 feet to an iron pin at the point of beginning.

THIS being the same property conveyed to Charles E. Tallent and Olga R. Tallent by deed of David E. Reynolds and Sandra G. Reynolds, dated September 1, 1977 and recorded September 2, 1977, in Deed Volume 1064 at page 99.

Olga R. Tallent died testate October 12, 1983 and according to record her estate filed in Probate Court in Greenville County in file #83ES2300455, devised entire estate to her husband, Charles E. Tallent. This Mortgage is second and junior in lien to that Mortgage given to Heritage Federal Savings and Loan Association in the original amount of \$14,600.00, recorded September 2, 1977, in Mortgage Volume 1408 at page 967.



which has the address of 307 Florence Drive Simpsonville South Carolina 29681 (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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