

113 2 27 PM

THIS MORTGAGE is made this 10th day of November, 1978, between the Mortgagor, Gerald P. Reece (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 Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 1978, (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, 1998

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, situate, lying, and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 144, Section II, on plat of WESTWOOD Subdivision, prepared by Piedmont Engineers & Architects, dated September 16, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-F at Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bentbrush Drive, joint front corner of Lots 144 and 151 and running thence S. 15-15 E. 69.2 feet to an iron pin; thence S. 23-12 E. 55.8 feet to an iron pin at the intersection of Bentbrush Drive and Anglewood Drive; thence following the curve of Anglewood Drive, S. 17-19 W. 38 feet to an iron pin; thence S. 57-50 W. 75 feet to an iron pin; thence N. 32-10 W. 150 feet to an iron pin; thence N. 59-33 E. 132.8 feet to an iron pin, point of beginning.

This is the same property conveyed to mortgagor herein by deed of Freddy M. Shaver, dated November 10, 1978, recorded in Book 1091 at Page 683 on November 13, 1978.



which has the address of 107 Bentbrush 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.

0966

4328 RV-2

RECORDED IN 1978