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GREENVILLE CO. S. C.  
MAR 30 3 51 PM '79  
CIVIL SERVICE  
R.M.C.

# MORTGAGE

VOL 1461 PAGE 473

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THIS MORTGAGE is made this 30 day of March, 1979, between the Mortgagor, Duane F. and Margaret J. Imhof (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 Twelve Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1989,

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: shown on plat of property of D. F. Imhof and Margaret J. Imhof prepared by J. L. Motgomery, III, RLS in March, 1977, which plat is recorded in the RMC Office for Greenville County in Plat Book 6T, Page 80 and which plat shows the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S.C. 23-543 (which pin is .2 of a mile more or less from the intersection of said road with S.C. 23-154) and running thence along the edge of said road S. 3-52 W., 165.0 feet to an iron pin; thence turning and running N. 80-25 W., 568.76 feet to an iron pin; thence turning and running N. 29-20 E., 174.0 feet to an iron pin; thence S. 80-30 E., 493.3 feet to the point of beginning.

This is the identical property conveyed to mortgagor by deed of Sam L. Gault and Paul E. Gault as recorded in the RMC Office for Greenville County in Deed Book 1088, Page 649 recorded September 26, 1978.

DOCUMENTARY STAMP  
MARS 30 1979  
PB. 11213  
0480

which has the address of 2 acres Greenpond Road near Fountain, Inn, South Carolina (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 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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