

FILED
GREER, S. C.

BOOK 1495 649

FEB 15 12 47 PM '80

MORTGAGE

CONN. HENRERSLEY
L.H.C.

THIS MORTGAGE is made this 15th day of February, 19 80, between the Mortgagor, Edward M. Haigler and Pansy B. Haigler (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-NINE THOUSAND, EIGHT HUNDRED AND NO/100 (\$59,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010

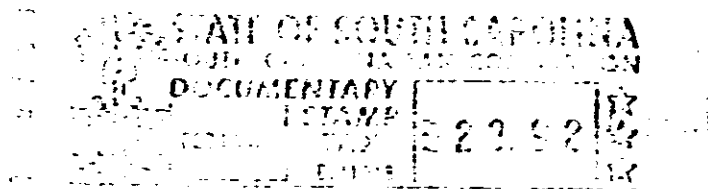
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 being shown and designated as Lot 2 on a Plat of Section 2, Heritage Hills, recorded in the R.M.C. Office for Greenville County in Plat Book WW, at Page 15, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin in the Westerly side of Iverson Street at the joint front corner of Lots 1 and 2 and running thence with the common line of said Lots, South 70-27 West, 139.5 feet to an iron pin; thence with the rear line of Lot 2, South 22-54 East, 103 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the common line of said Lots, North 67-35 East, 139.5 feet to an iron pin on the Westerly side of Iverson Street; thence with said Street, South 22-50 East, 110.0 feet to an iron pin, the point of BEGINNING.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

DERIVATION: See Deed dated July 24, 1979 from Thomas M. Donovan & Linda J. Donovan to Roy H. Gay & Blanche M. Gay recorded in Deed Book 1107, Page 816.



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which has the address of 103 Iverson Street, Heritage Hills, (Lot 2), Greenville, S.C. 29615 (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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