

MORTGAGE

THIS MORTGAGE is made this 11 day of July 19 80, between the Mortgagor, Anthony W. and Bonnie F. Abercrombie (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").

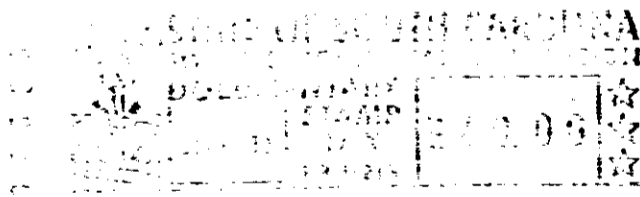
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2000;

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 begin in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 6 or 11.03 acres on plat of Hearthstone Estates as prepared by Freeland & Associates dated September 21, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7C, Page 71 and having according to said plat, such metes and bounds, as appear thereon.

This is a portion of the property conveyed to the mortgagors by deed of William T. Adams, Jr. as recorded in the RMC Office for Greenville County in Deed Book 1094, Page 65 recorded 12/20/78.

It is the intention of both Mortgagor and Mortgagee that Heritage Federal Savings & Loan Association shall hold a first mortgage lien against that portion of Lot 6, known as 1 acre and a 20 foot easement, all of which is shown on plat prepared for Mortgagor by Freeland & Associates, dated February 25, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7U, Page 40. The Mortgagee shall hold a second mortgage lien on the remaining portion of Lot 6, containing approximately 10.03 acres, the first mortgage on said 10.03 acres being held by William T. Adams, Jr., in Mortgage Book 1453, Page 590. Mortgagor covenants that said 10.03 acres may be released from the Adams Mortgage upon payment to Adams of the agreed upon release price. The one acre tract contains the house recently constructed, and this mortgage applies to the house and all of the improvements.



which has the address of Rt. 5, Hearthstone Estates, Greer, SC 29651 (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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