

FILED
GREENVILLE S.C.

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SONN: ANNERSLEY
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MORTGAGE

BOOK 1534 PAGE 31

THIS MORTGAGE is made this 27th day of February 1981, between the Mortgagor, Maynard W. Bland (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 Fifteen Thousand and no/100ths (\$115,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981 (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, 1996;

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 being on the Western side of Club Drive, Austin Township, near the Town of Fountain Inn, and shown as Lot #1 on a Plat of Rollingwood Subdivision, which Plat is recorded in the RMC Office for Greenville County in Plat Book YY, at Page 111, and has according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Club Drive at the joint front corner of Lots #1 and #2 and running thence with joint line of said Lots N. 75-06 W., 631 ft. to an iron pin; thence N. 11-21 E., 274 ft. to an iron pin on the line of property of P. W. Hunter; thence with the Hunter line S. 81-43 E., 660 ft. to an iron pin on the Western side of Club Drive; thence with the said of said drive S. 17-54 W., 144.7 ft. to an iron pin; thence S. 14-54 W., 205 ft. to an iron pin at the point of beginning.

THIS is the same property conveyed to the Mortgagor herein by deed of Myra D. Bland, of even date, to be recorded herewith.

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which has the address of Lot #1, Club Drive, Simpsonville, S.C. (Street) (City)
(herein "Property Address");
(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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