

MAY 23 4 42 PM '81

THIS MORTGAGE is made this 29 day of May, 1981, between the Mortgagor, Bobby L. Sullivan (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 Thirty-Seven Thousand and no/100ths (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 2011 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011

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 tract of land, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as containing 1.0 acres, more or less, on a plat prepared by J. L. Montgomery, RLS, dated June, 1980 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail and cap in or near the center of McKinney Road running thence along said road S. 44-17 W., 152.39 feet to a nail and cap; thence leaving said road and running S. 48-02 E., (crossing an iron pin at 25 feet), 263.9 feet to an iron pin; thence N. 44-43 W., 147.73 feet to an old iron pin; thence N. 47-01 E., 265 feet (crossing an iron pin at 25 feet), to the point of beginning.

THIS is the same property conveyed to the mortgagor by deeds of Alvin Sullivan, Florida Mae Sullivan and Emma Williams Sullivan, of even date, to be recorded herewith.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENTARY  
MAY 23 1981  
1430

which has the address of McKinney Road, Simpsonville, S. C. 29681 (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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