

FILED  
GREENVILLE S.C.  
MAY 18 2 01 PM '83

**MORTGAGE**

61837 18

DORRIS S. T. BERSLEY  
THIS MORTGAGE is made this 18 day of May 1983, between the Mortgagor, Sara A. Patton (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 Eight Thousand Five Hundred and 00/100 (\$8,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1995

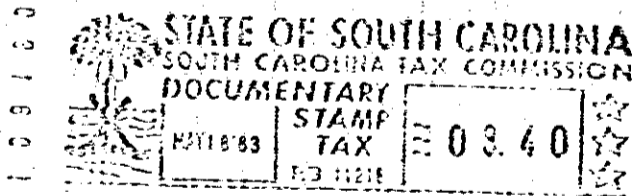
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying in the Town of Fountain Inn, and being the Northwestern portion of a lot of land shown on a plat of property of Billie C. Patton by Carolina Engineering and Surveying Company, dated January 14, 1965, recorded in the RMC Office for Greenville County, in Plat Book III, at Page 23, and having the following metes and bounds:

BEGINNING at an iron pin at the center of a 16 inch wall on the Southwestern side of Main Street, and running thence S. 38-00 E. 33.4 feet to a point at the center of a party-wall between this property and the other property of the Mortgagor, and running thence with the center of said wall in a Southwestern direction 47 feet, more or less, to a point on the rear line of said lot as shown on the above plat; thence N. 44-12 W. 33.9 feet to an iron pin; thence with the center of a 16-inch wall as shown on said wall, N. 51-56 E., 48.1 feet to an iron pin at the point of beginning.

The Mortgagor herein acquired title to this property through the Estate of Billie C. Patton, said Estate papers being filed in Apartment 1095, File 3, recorded in 1969, in the Office of the Probate Court for Greenville County, South Carolina.

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which has the address of 214 S. Main Street, Fountain Inn, S.C. 29644 (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 seized 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.

Vertical stamp with numbers 1000

Vertical stamp with numbers 4328 W-2