

GREENVILLE S.C.
FILED
JUN 3 11 17 AM '83
DONNIE R.M.C.

MORTGAGE

BOOK 1610 PAGE 73

THIS MORTGAGE is made this 24th day of May 19 83, between the Mortgagor, Luther J. Wright and Eliza B. Wright (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 Six Thousand-Five Hundred-Sixty-Six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated 5/24/83 (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, 1988.

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, in the town of Simpsonville State of South Carolina: being known and designated as Lot No. 93 on plat of Hunters Acres as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book BB at page 51 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the easterly side of Boyd Avenue at the joint front corner of Lots Nos. 93 and 94 and running thence with the joint line of said Lots S.80 E., 186 feet to an iron pin near branch; thence with branch as the line N. 22-54 W., 195.3 feet to an iron pin at the joint rear corner of Lots Nos. 92 and 93; thence with the joint line of Lots Nos. 92 and 93, N. 80 W., 137-4 feet to an iron pin on the easterly side of Boyd Avenue; thence with the easterly side of Boyd Avenue S.10 W., 80 feet to the beginning corner. Being the same property conveyed to the mortgagors herein by deed of Earl M. Lineberger and Eugene B. Paul, Jr., dated May 18, 1973, recorded May 21, 1973 in Deed Volume 975 at page 31.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN-3-83
RE 11218
02.64

which has the address of 208 Boyd Ave., Simpsonville, S.C. 29681, S.C. 29681 (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.

SC10 JUN 3 83

082

4.00CD

0073

4328-11-2