

FILED GREENVILLE S.C. MORTGAGE

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THIS MORTGAGE was made this 28th day of July 1983, between the Mortgagor, John P. Hetrick and Susan R. Hetrick (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Five Hundred (\$17,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 September 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 State of South Carolina:

ALL certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the southern side of Roper Mountain Road and having, according to a plat entitled "Property of John P. Hetrick and Susan R. Hetrick" prepared by Freeland & Associates dated September 22, 1980, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Roper Mountain Road at the joint front corner of property described herein and property now or formerly of Lloyd Smith and running thence with the line of property now or formerly of Lloyd Smith S. 28-27 W. 291 feet to an iron pin; thence S. 41-46 W. 615.2 feet to a stone; thence S. 46-20 W. 244 feet to an iron in a creek; thence with the creek as the line the following courses and distances: N. 43-13 W. 151.3 feet, N. 42-43 W. 30.4 feet to a point; thence N. 36-26 E. 1,025.6 feet to a nail and cap in the center of Roper Mountain Road; thence with the center of Roper Mountain Road S. 72-51 E. 250.5 feet to a nail and cap, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of R. Dean Hackett and Geraldine Hackett dated November 28, 1977, and recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 522.

which has the address of (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 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.

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