

FILED
SEP 7 1983
DORIS S. Tankersley

MORTGAGE

BOOK 1624 PAGE 466

THIS MORTGAGE is made this 1st day of September 1983, between the Mortgagor, Michael D. Fennell and Tena L. Fennell (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 West Main Street - Laurens, South Carolina 29360. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand and no/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 November 1, 2003

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, lying and being situate in the County of Greenville, State of South Carolina and being shown and designated as approximately 1.13 acres on plat entitled "Plat for Michael D. Fennell" as recorded in Plat Book 9-V at Page 27, in the RMC Office for Greenville County, S. C., Reference is hereby craved for a more complete description of said plat.

THIS being the same property conveyed unto mortgagors herein by deed of Charles Anglin, recorded in the RMC office for Greenville County, South Carolina, in Deed Book 1192, at Page 127

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 12 1983
BY CLERK

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which has the address of Route 4, Box 32-B, Piedmont, South Carolina 29673 (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.

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