

MORTGAGE

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FILED GREENVILLE CO. S.C. 29th

THIS MORTGAGE is made this 29th day of February 1984, between Mortgagor, Donnie S. Tanker and Luanne H. Hendricks (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND CLOSING 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"). THIS

MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE.

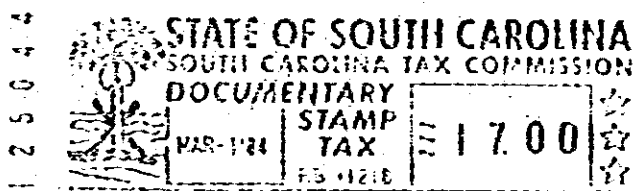
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Two Thousand Five Hundred and no/100 (\$42,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 29, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014

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, situate, lying and being in the County of Greenville, State of South Carolina, being shown on a plat entitled "Revision of Lot No. 10 in West Georgia Heights", dated March 8, 1983, drawn by J.L. Montgomery, III, RLS, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the side of Cherokee Drive at the joint front corner of Lots Nos. 10 and 11 and running Due North 68.00 feet to an iron pin; thence turning and running N.21-05E., 24.19 feet; thence turning and running N.48-00E., 24.48 feet to an iron pin; thence continuing with the side of Cherokee Drive, N.66-04E., 97.26 feet to an iron pin; thence turning and running S.23-54E., 99.96 feet to an iron pin; thence running S.23-49E., 20.04 feet to an iron pin; thence turning and running S.77-25W., 168.49 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Builders & Developers, Inc., to be recorded herewith.



which has the address of Lot #10, Cherokee Drive Simpsonville, 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.

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