

FILED
GREENVILLE, S.C.

JUL 13 3 08 PM '84

MORTGAGE

DONNE W. MERBLEY
R.M.C.

THIS MORTGAGE is made this 13th day of July, 1984, between the Mortgagor, MARVIN R. HAVENS and MARELLA F. HAVENS, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

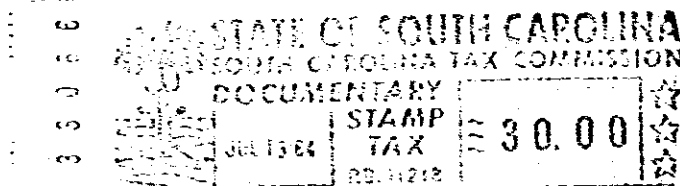
WHEREAS, Borrower is indebted to Lender in the principal sum of One hundred thousand and no/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 13 1985.....;

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 98 as shown on a plat of a subdivision known as "Portion of River Downs, Section No. Two", recorded in the R.M.C. Office for Greenville County in Plat Book 10-M, at Page 13, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hackney Road at the joint front corner of Lots Nos. 97 and 98 and running thence with the southern side of Hackney Road N. 59-10 E. 40.0 feet to iron pin; thence continuing with the southern side of Hackney Road N. 49-55 E. 50.0 feet to an iron pin; thence continuing with the southern side of Hackney Road N. 42-30 E. 10.0 feet to an iron pin at the joint front corner of Lots Nos. 98 and 99; running thence with the joint line of said lots S. 42-08-27 E. 282.66 feet to an iron pin; running thence S. 6-48 W. 51.9 feet to an iron pin in the center of the Duke Power Company right-of-way; running thence with the center of Duke Power Company right-of-way S. 83-02 W. 94.75 feet to an iron pin at the joint rear corner of Lots Nos. 97 and 98; running thence with the joint line of said lots N. 38-26-36 W. 271.63 feet to the POINT OF BEGINNING.

THIS being the same property conveyed to the Mortgagors by Heritage Homes, Inc. by deed dated July 13, 1984, and recorded in the R.M.C. Office for Greenville County in Deed Book 1217, at Page 115.



which has the address of Hackney Road Greer, (Street) (City)
S. C. 29651 (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 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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