

1672-893

# MORTGAGE

THIS MORTGAGE is made this <sup>27</sup> 27th day of July 1984, between the Mortgagor, <sup>RRR</sup> Robert R. Reed and Gail W. Reed (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"). 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 Sixty-eight Thousand and No/100 (\$68,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 1, 1999.

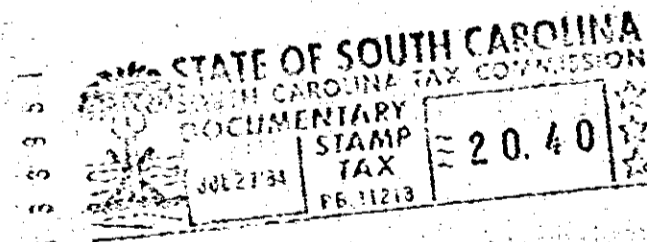
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the southeastern side of East Faris Road, shown and designated as Lot 23 and the eastern one-half of Lot 22, and parts of Lots 8 and 9 of Block G on a plat of Kanetenah, which plat is of record in the R. M. C. Office for Greenville County, South Carolina, in Plat Book H, at Page 288, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of East Faris Road at the joint front corner of Lots 23 and 24 and running thence S. 26-30 E., 217 feet along line of Lot 24 and Lot 10 to an iron pin; thence S. 63-35 W., 99 feet through Lot 9 and into Lot 8 to an iron pin; thence N. 26-30 W., 217 feet through Lot 8 and through center of Lot 22 to an iron pin on the southeastern side of East Faris Road; thence N. 63-35 E., 99 feet along the southeastern side of East Faris Road to the point of beginning.

This conveyance is made subject to all restrictions, easements, set back lines, road ways and rights of way, if any, appearing of record, on the premises or on the recorded plat which may affect the above described property.

This being the same property conveyed to the mortgagors herein by deed to be recorded herewith.



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which has the address of 312 E. Faris Road Greenville (Street) (City)  
South Carolina 29605 (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.