

MORTGAGE

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THIS MORTGAGE is made this... 7th... day of... August... 19 84... between the Mortgagor, E. Davis Enloe and Gail S. Enloe... (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-Three Thousand Nine-Hundred and No/100 (63,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 7, 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 August 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 City of Simpsonville, County of Greenville, State of South Carolina on the northeastern side of S. Almond Drive being known and designated as Lot 160 as shown on plat entitled Section IV, Poinsettia dated June 18, 1971 prepared by Piedmont Engineers & Architects recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4N at Page 24 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of S. Almond Drive, joint front corner of Lots 160 and 161 and running thence with the line of Lot 161 N. 60-32, 149 feet to an iron pin in the line of Lot 159, joint front corner of Lots 160 and 161; thence with the line of Lot 159 N. 38-53 W., 85 feet to an iron pin, joint rear corner of Lots 82 and 159; thence with the line of Lot 82 N. 23-11 W., 35 feet to an iron pin in the line of Lot 82, joint rear corner of Lots 160 and 81; thence with the line of Lot 81 S. 56-55 W., 136.96 feet to an iron pin in the right of way of S. Almond Drive, joint front corner of Lots 81 and 160; thence with the right of way of S. Almond Drive S. 28-18 E., 110 feet to the point of beginning.

This conveyance is made subject to the restrictive and protective covenants effecting Section IV of Poinsettia, said restrictive and protective covenants being recorded in the R. M. C. Office for Greenville County in Deed Volume 921 at Page 621.

This conveyance is made subject to any restrictive covenants, building set back lines, rights of way and easements which may effect the above-described property.

This being the same property conveyed to the mortgagors herein by deed of Ralph M. Regner and Marcia M. Regner to be recorded herewith.

which has the address of 103 South Almond Drive Simpsonville (Street) (City) SC 29681 (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.

