

MORTGAGE

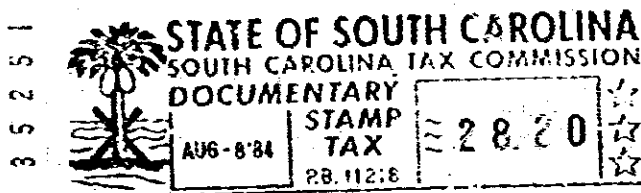
THIS MORTGAGE is made this 9th day of August 1984 between the Mortgagor, VIRGINIA WARD EDWARDS, AS TRUSTEE OF THE ESTATE OF GEORGE BENNETT EDWARDS (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 201 West Main Street - Laurens, South Carolina 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINETY-FOUR THOUSAND AND NO/100 (\$94,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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, 2009;

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 those certain pieces, parcels or lots of land with the improvements thereon, situate, lying and being on the southwest side of North Weston Street, in the Town of Fountain Inn, Township of Fairview, County of Greenville and State of South Carolina and being shown and designated on a plat entitled "Property of George B. Edwards", prepared by Carolina Engineering and Surveying Co., dated May 9, 1956 and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book JJ, page 195, reference to said plat is hereby craved for a metes and bounds description thereof.

This is the same property conveyed to George B. Edwards by deeds of J. Babe Gault, recorded in the R.M.C. Office for Greenville County in Deed Book 553, page 153, Deed Book 488, page 98 and Deed Book 465, page 516. George B. Edwards died testate on or about September 17, 1966 as can be seen by reference to Apartment 957, File 24 in the Probate Court for Greenville County, leaving the subject property to Virginia Ward Edwards in Trust. See also Judgment Roll #84-3609 filed in the Office of the Clerk of Court for Greenville County, S.C.



which has the address of 607 North Weston Street, Fountain Inn, South Carolina 29644 (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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