

MORTGAGE

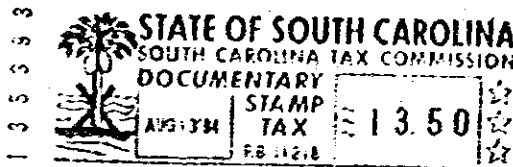
THIS MORTGAGE is made this <sup>3:26</sup> Thirteenth day of August 19 84, between the Mortgagor, David A. Robinson and Janice S. Robinson (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of 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 ~~(\$45,000.00)~~ FORTY FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 November 1, 2004

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 shown as 2.0 acres, more or less, on plat prepared for David A. and Janice S. Robinson, dated June 30, 1984, prepared by T. H. Walker, RLS #3182, recorded in the RMC Office for Greenville County, SC, in Plat Book 10-V at Page 46, and having the following metes and bounds, to-wit:

BEGINNING at a nail and cap on Pollard Road 301.65 feet to nail and cap and intersection of Pollard Road and Duffie Road, thence running S. 38-02 E. 150.0 feet to a nail and cap; thence running S. 45-00W, 585.12 feet to an iron pin; thence running N. 38-02 W. 150.0 feet to an iron pin; thence running N. 45-00 E, 585.12 feet to the point of BEGINNING.

This being the same property conveyed to mortgagors herein by deed of Paul R. Robinson and Barbara P. Robinson dated July 25, 1984, and recorded July 26, 1984, in the RMC Office for Greenville County, SC, in Deed Book 1217 at Page 961.



OCTO 1 1984

which has the address of Route 4, Pollard Road, Simpsonville (City) South Carolina 29681 (State and Zip Code) (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.

RETS

1328-122