

FILED
GREENVILLE CO. S. C.

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MAY 22 4 01 PM MORTGAGE

OGNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 18 day of May, 1979, between the Mortgagor, Margaret B. Grogan (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").

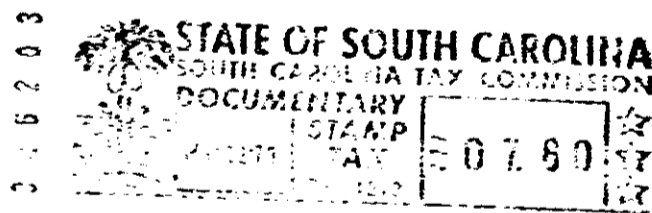
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 28, Blue Ridge Drive as shown on plat prepared by R. B. Bruce, RLS, #1952, entitled Woodfield Heights, Section 2, which plat is of record in the RMC Office for Greenville County in Plat Book PPP, Page 109 and a more recent plat of Margaret B. Grogan prepared by J. L. Montgomery, III, RLS dated May 15, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-F, Page 18, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Blue Ridge Drive and running thence with said Drive S. 34-20 W., 100.0 feet to an iron pin; thence S. 55-40 E., 263 feet to an iron pin; thence along the rear of the lot N. 24-01 E., 101.6 feet to an iron pin; thence N. 55-40 W., 244.9 feet to an iron pin on Blue Ridge Drive, the point of beginning.

This is the identical property conveyed to the mortgagor by deed of Larry G. James to be recorded on even date herewith.



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which has the address of 110 Blue Ridge Drive Fountain Inn,
[Street] [City]
South Carolina 29644 (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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