



MORTGAGE

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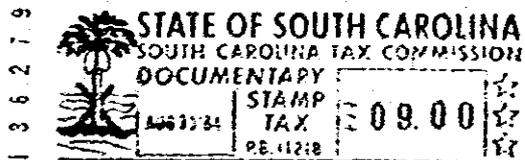
THIS MORTGAGE is made this 16th day of August 1984 between the Mortgagor, George L. Moon and Elaine D. Moon (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina, whose address is 201 West Main Street - Laurens, South Carolina 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand (\$30,000.00) and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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, 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 lot of land lying in the State of South Carolina, County of Greenville, Oaklawn Township, at the northwestern corner of the intersection of Augusta Road (also known as U.S. Highway No. 25) and the Woodville-Pelzer Road, said lot being shown as a part of Tract 6 on a plat of Woodville Farms made by W. J. Riddle, Surveyor, June, 1937, and being designated as a part of Lot 1 on a plat of property of John E. and Josie Mae Galloway, recorded in the RMC Office for Greenville County in Plat Book WW at Page 289 and having, according to a plat made by Carolina Engineering & Surveying Co., February 2, 1966, the following courses and distances, to wit: BEGINNING at an iron pin at the northwestern corner of the intersection of Augusta Road and Woodville-Pelzer Road and running thence along the western side of Augusta Road, N 21-13 W 132 feet to an iron pin; thence S 78-42 W 241.8 feet to an iron pin; thence S 6-33 E 130 feet to an iron pin on the northern side of the Woodville-Pelzer Road, N 80-27 E 120 feet to an iron pin; thence still along the northern side of the Woodville-Pelzer Road, N 77-32 E 155 feet to the beginning corner.

This being the same property conveyed unto George L. Moon and Elaine D. Moon by deed of Robert D. LeCroy dated February 26, 1970, and recorded in the RMC Office for Greenville County, S.C. in Deed Book 885 at Page 207.



which has the address of Route 3, Box 317 Pelzer South Carolina 29669 (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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