

MORTGAGE

BOOK 240 PAGE 687

BOOK 1427 PAGE 985

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE
LAURENS

GREENVILLE, CO. S. C.

APR 4 3 25 PM '78

MAR 31 2 16 PM '78

TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

We, Alfred L. Bixler, Jr.
and Rita J. Bixler

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Seventy-Four Thousand, Five Hundred and No/100ths-----

DOLLARS (\$ 74,500.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on August 1, 2008, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 8 of Subdivision known as Woodcliff as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated June 23, 1971, and recorded in Plat book 4-N at Page 44 in the RMC Office for Greenville County.

Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as WOODCLIFF, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 929 at Page 412.

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

This being the identical property conveyed to Mortgagors by deed recorded in Deed Book 1000 at Page 111.

*by Builders & Developers, Inc. dated May 29, 1974
Recorded May 30, 1974*

ALSO: All that certain piece, parcel or lot of land lying, being and situate in the City of Laurens, County of Laurens and State of South Carolina, in Westgate Subdivision, consisting of 1.44 acres, more or less, being shown as Lot 24 and Lot 25 as shown on a plat of survey entitled "Subdivision of Property of Home Improvements, Inc., Westgate - Map A" dated December 3, 1966 by R. M. Clayton, LS, and recorded in the office of the Clerk of Court for Laurens County in Plat book 23 at Page 248. According to said plat the aforementioned land has the following courses and distances, to wit: BEGINNING at an I.P. at the intersection of Buckhead Dr. and Powderhorn Rd. and running along Powderhorn Rd. N 41-30 W, 160 ft. more or less, to an I.P.; thence continuing along Powderhorn Rd. N 41-30 W, 130 ft. more or less to an I.P.; thence N 59-00 E, 314.2 ft. more or less, to an I.P.; thence S 3-30 E, 145 ft. more or less to an I.P.; thence continuing S 3-30 E, 203.3 ft. more or less to an I.P.; thence running along Buckhead Dr. S 69-00 W, 106.3 ft. more or less to Beginning I.P. Said land is subject to restrictions of record in Deed Book 208 at Page 151 in the office of the Clerk of Court for Laurens County.

CONTINUED BELOW

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

This being the identical property conveyed to Mortgagor by deed recorded in Deed Book 216 at Page 25.

RECORDING & SATISFACTION
FEE PAID
LAURENS COUNTY TREAS.

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