

Mortgagee's mailing address: 201 Trade Street, Fountain Inn, S. C. 29644

FILED
GREENVILLE CO. S. C. MORTGAGE

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THIS MORTGAGE is made this 12th day of April, 1979, between the Mortgagor, RICHARD G. BERRY, JR. (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

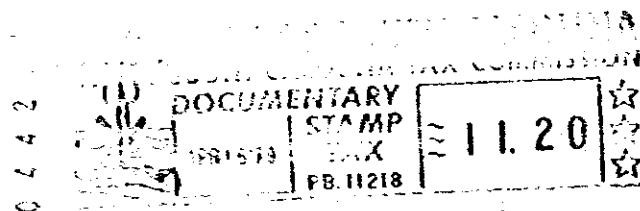
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot 6, according to a plat entitled "Heritage Lakes Subdivision" by Heaner Engineering Co., Inc., as revised October 26, 1977, and recorded in the RMC Office for Greenville County in Plat Book 6H, Page 17. Reference is hereby made to said plat for a metes and bounds description. Also, metes and bounds of said lot are as follows:

BEGINNING at an iron pin on the southern side of Harness Trail joint front corner of Lots 6 and 7; running thence down the joint line of said lots S. 07-20-31 W. 259.53 feet to an iron pin; running thence N. 74-09-45 E. 141 feet to an iron pin at the joint rear corner of Lots 5 and 6; running thence down the joint line of said lots N. 00-10-43 W. 208.38 feet to an iron pin on the southern side of Harness Trail; running thence S. 86-25-08 E. 38.98 feet to an iron pin; running thence S. 82-39-29 E. 65.45 feet to the point of beginning.

Being the same property conveyed to mortgagor by deed of Comfortable Mortgages, Inc., dated September 27, 1978, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1098 at page 691 on March 19, 1979.



which has the address of Lot 6, Heritage Lake Subdivision, Greenville, S.C. (Street) (City)
..... (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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