

514 N. Main Street
Simpsonville, S.C. 29681

DEC 14 10 33 AM '79

MORTGAGE

BOOK 1491 PAGE 163

DONN O. BANKERSLEY
R.M.C.

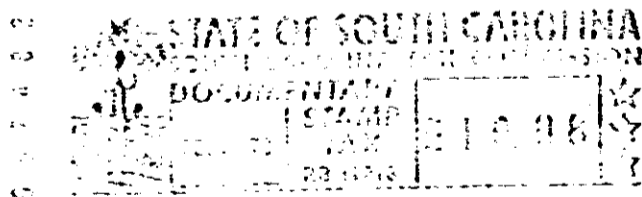
THIS MORTGAGE is made this 13th day of December 1979, between the Mortgagor, Golden Strip Realty, Inc., (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven Thousand Seven Hundred & No/100 (\$47,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 December 1, 2008.

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: In the Town of Simpsonville, being known and designated as Lot No. 33 on Plat of Section 1, POINSETTIA Subdivision, as shown by plat thereof, recorded in Plat Book BBB at page 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Fernwood Drive, which iron pin is located at the intersection of Lots Nos. 32 and 33 and running thence with the joint line of said lots N. 14-27 W., 162.7 feet to an iron pin; thence N. 72-50 E., 11.7 feet to a point; thence N. 77-40 E., 98.2 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence with the joint line of said lots S. 10-54 E., 159.8 feet to an iron pin on the northerly side of Fernwood Drive; thence with the northerly edge of Fernwood Drive, S. 75-33 W., 100 feet to the beginning corner. This conveyance made subject to the Restrictive and Protective Covenants affecting Section I, of Subdivision known as POINSETTIA, said Covenants being recorded in the RMC Office for Greenville County in Deed Volume 778 at page 327 and to any Restrictive Covenants, building set-back lines, rights of way and easements which may affect the above described property.

This being the same property conveyed to the Mortgagor herein by deed of Daniel G. Ball and Nelda G. Ball of even date to be recorded herewith.



GCTO
-----3
DEL 14 79
1207

which has the address of 107 Fernwood Drive, Simpsonville, S. C. 29681 (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.

15910

4328 RV-2