

FILED
GREENVILLE, S.C.

MORTGAGE

BOOK 1496 211

FEB 22 2 21 PM '80

CONNOR SHERSLEY

THIS MORTGAGE is made this 22nd day of February 1980, between the Mortgagor, Honore Martin (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 Ten Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1997.

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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 8 on plat of Property of Mrs. B. E. Green, recorded in Plat Book MM at page 176 and having the following courses and distances:

Beginning at an iron pin on West Golden Strip Drive, joint front corner of Lots 8 and 9 and running thence S. 30-00 E. 496.9 feet to an iron pin; thence along the rear line of Lot 8, S. 36-10 W. 49.3 feet to an iron pin; thence along the joint line of Lots 7 and 8, N. 36-15 W. 520.6 feet to an iron pin on West Golden Strip Drive; thence along said Drive, N. 60-00 E. 100 feet to an iron pin, the point of beginning.

Being the same property conveyed by John Louis Varadi and Kathleen L. Varadi by deed recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY
STAMP
FEB 22 1980

GREENVILLE, S.C.

which has the address of 15 West Golden Strip Drive, Mauldin, S.C. (herein "Property Address");
[Street] [City]
[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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