

Mortgagee's Address: 201 West Main Street, Laurens, S. C. 29360

MORTGAGE

BOOK 1504 PAGE 36

S. C.
AM '80
MERSLEY

THIS MORTGAGE is made this 27th day of May 1980, between the Mortgagor, Jessie A. Strong and Shelby J. Strong (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").

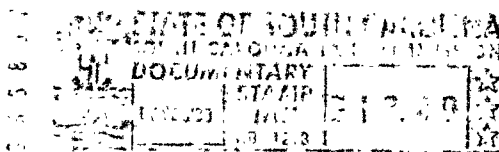
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty One Thousand and No/100 (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2006;

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 in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 47 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D, at Page 63, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Pine Bark Court and Needles Drive, and running thence with the westerly edge of Needles Drive S. 1-14 E. 130.64 feet to an iron pin at the joint front corner of Lots 47 and 48; thence with the joint line of said lots S. 83-59 W. 153.95 feet to an iron pin at the joint corner of Lots 46, 47 and 48; thence with the joint line of Lots 46 and 47 N. 22-14 E. 156.1 feet to an iron pin in 50-ft. circle of Pine Bark Court; thence with the said Circle, the chord of which is N. 78-12 E. 30.0 feet to an iron pin; thence continuing with the line of said Circle, the chord of which is N. 45-16 E. 30 feet to an iron pin; thence N. 89-32 E. 15 feet to an iron pin at the intersection of Pine Bark Court and Needles Drive; thence with said intersection S. 45-48 E. 35.65 feet to the beginning corner.

This being the same property conveyed to the Mortgagors by deed of Walter A. McPhail, Jr. dated May 27, 1980, and to be recorded of even date herewith.



which has the address of 102 Needles 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.

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