

FILED
GREENVILLE S.C. 29601
MORTGAGE

1522 191

OCT 27 1 11 PM '80

THIS MORTGAGE is made this 20 day of October
19. 80, between the Mortgagor, James Ronnie Peden and Patricia H. Peden
(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 Seventeen Thousand and no/100
Dollars, which indebtedness is evidenced by Borrower's note
dated October 20, 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 October 1, 1990

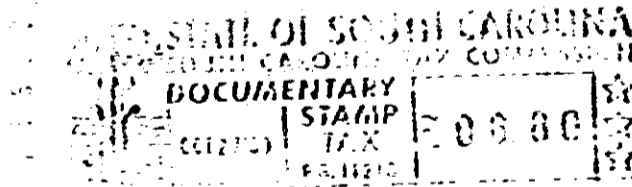
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this
Mortgage, and the performance of the covenants and agreements of Borrower herein 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 tract of land, with improvements
thereon, lying, being and situated in Fairview Township, County of
Greenville, State of South Carolina, containing 2.09 acres in accordance
with plat made for Jim Peden by J. D. Calmes, RLS, dated August, 1959,
and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the eastern side of McKittrick Road, joint
front corner with property of Jackie A. Peden, and running thence along
Peden property line, S. 81-35 E., 270.3 feet to an iron pin; thence
S. 48-09 E., 183.7 feet to an iron pin; thence S. 53-57 W., 231.0 feet to
an iron pin; thence N. 75-36 W., 299.5 feet to an iron pin on the edge of
McKittrick Road; thence along McKittrick Road N. 17-53 E., 234.1 feet to
an iron pin, being the point of beginning.

This is the identical property as conveyed to the mortgagors by deed of
Idelle T. Peden as recorded in the RMC Office for Greenville County in
Deed Book 1134, Page 430 recorded 9/29/80.

The mortgagors also as an integral part of this mortgage hereby transfers
assigns, conveys and sets over all rights and easement to Well Right
as shown in the RMC Office for Greenville County in Deed Book 1012,
Page 264.



which has the address of Route # 1, McKittrick Road, Fountain Inn
[Street] [City]
South Carolina 29644 (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 improve-
ments 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.

019

4328 RV-2