

FILED
OCT 27 1980
Dorrie S. Tanbersley
RMC

MORTGAGE

BOOK 1522 PAGE 290

THIS MORTGAGE is made this 20th day of August 1980, between the Mortgagor, Douglas Edward Price and Karen C. Price (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 Twenty thousand and no/100 (\$20,000) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 1, 2000.

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 containing 1.98 acres, more or less, situate, lying and being in Dunklin Township, Greenville County, South Carolina, as shown on plat made by James L. Strickland, RLS, dated October 16, 1979, of record in the RMC Office of Greenville County in Plat Book 7-T at Page 73, and having according to said plat the following metes and bounds: BEGINNING at a point in the center of Flat Rock Road, thence N23-16W 396.9 feet to iron pin; thence N59-15E 210 feet to iron pin; thence S23-28E 429.1 feet to iron pin; thence S68-03W along Flat Rock Road 209.7 feet to beginning point.

This being a portion of the property conveyed to Karen C. Price by deed of Helen C. Davis, et.al., dated January 28, 1978 and recorded in Deed Book 1072 at page 814; and being the same property in which Karen C. Price conveyed a one-half interest to Douglas Edward Price by deed dated November 27, 1979 and recorded in Deed Book 1119 at Page 493.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX STAMP
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which has the address of Route 3 Honea Path South Carolina 29654 (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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