

MORTGAGE

GR... FILED
DEC 25 3 43 AM '82
S. C.

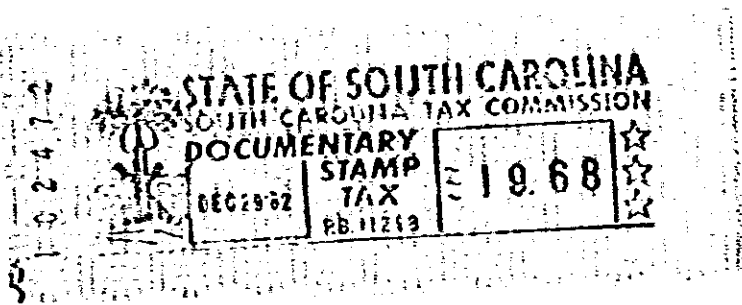
THIS MORTGAGE is made this 22nd day of December 1982, between the Mortgagor, Sharron Riddle Heckert (herein "Borrower"), and the Mortgagee, American Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine Thousand, Two Hundred 00/100 (\$49,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2003

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 piece, parcel or lot of land being shown as an 11 acre tract, more or less, on plat entitled "Property of George R. King and Sharron Riddle Dykes," dated August 3, 1976, prepared by Clifford C. Jones, RLS, and recorded in the RMC office for Greenville County in Plat Book 6U, Page 2. Reference being craved to said plat for a more particular metes and bounds description.

This being a portion of the property conveyed to Sharron Riddle Dykes by Homer B. Riddle by deed dated and recorded May 15, 1975, in the RMC office for Greenville County in Deed Book 1018, Page 367.



2 DE 29 82 1202

which has the address of Gray Road, Route 2, Box 169, Pelzer, South Carolina 29669 (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.

4.00CI