

MORTGAGE

60-1619 12-661

THIS MORTGAGE is made this 22nd day of July 1983 between the Mortgagor, Larry J. Moore (herein "Borrower"), and the Mortgagee, Heritage Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 201 West Main Street - Laurens, South Carolina 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand and no/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1993

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Dunklin Township, on the southern side of Lickville Road, containing 2.77 acres, more or less, and having the following metes and bounds, according to a plat of "Lot of Land to be conveyed to Larry J. Moore from Mrs. Essie G. Moore," surveyed March 9, 1972, by F. E. Ragsdale, RLS and recorded in the RMC Office for Greenville County in Plat Book 4-Q at Page 35.

BEGINNING at a nail and cap in the center of Lickville Road N. 82-11 W. 817.3 feet from the center of the intersection of said Lickville Road and S. C. Hwy. No. 247, and running thence S. 11-00 E. 100 feet to an iron pin; thence S. 79-00 W. 300 feet to an iron pin; thence N. 10-55 W. 400 feet to a nail and cap in the center of Lickville Road; thence along the center of said road N. 77-23 E. 150 feet to a nail and cap; thence continuing along the center of said road N. 80-41 E. 150 feet to the beginning corner.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

This being the same property conveyed unto mortgagor herein by deed of Essie G. Moore by deed of record in the RMC for Greenville County in Deed Book 941 at Page 350 on 4-1972.

IT IS UNDERSTOOD and agreed that the lien of this mortgage shall have equal and priority with a mortgage given by mortgagor in favor of the mortgagee, dated 7/22/83, recorded in Mortgage Book at Page and is secured by a note of even date in the amount of (\$) Dollars. Both mortgages shall constitute a first lien. FURTHER, that any default in the terms, conditions or covenants of either mortgage or notes thereby secured shall be a default in both and that payments of installments shall be credited towards the indebtedness by all notes.

which has the address of Route 2, Box 395 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 seized 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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