

FILED
JUN 1 1983
County S. Tarkenton

MORTGAGE

BOOK 1609 PAGE 554

THIS MORTGAGE is made this 26 day of May 1983, between the Mortgagor, S. B. Allen Cox and Deborah P. Cox (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 Forty-six Thousand and no/100 (\$46,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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 August 1, 2013;

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 situate, lying and being in the County of Greenville, State of South Carolina, on the Southern side of Lickville Fork Shoals Road, containing one (1) acre and being shown as Lot "B" on a plat for Earl Pitts by Webb Surveying & Mapping Co. dated February 1983, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of the Lickville Fork Shoals Road at the joint corner of the premises herein conveyed and premises of the Earl H. Pitts and Gloria B. Pitts and running thence with the said road, N. 80-32 E. 210.2 feet to an iron pin; thence S. 13-31 E. 207.3 feet to an iron pin; thence S. 79-48 W. 210.2 feet to an iron pin at the corner of property of Earl H. Pitts and Gloria B. Pitts; thence with the line of the Pitts N. 13-31 W. 212 feet to the point of beginning.

THIS BEING the same rproperty conveyed unto the mortgagors herein by deed of Earl H. Pitts and Gloria B. Pitts deeded February 18, 1983, of record in the RMC for Greenville County, South Carolina, in Deed Book 1183 at Page 51.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 1 1983
F.B. 11218
18.40

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which has the address of Route 2, McKelvey Road, Pelzer, SC 29669 (Street) (City) (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 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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