

21 3 14 11

BOOK 1403 PAGE 481

# MORTGAGE

THIS MORTGAGE is made this 20th day of December, 19 78, between the Mortgagor, Gerald T. Hopkins and Linda J. Hopkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

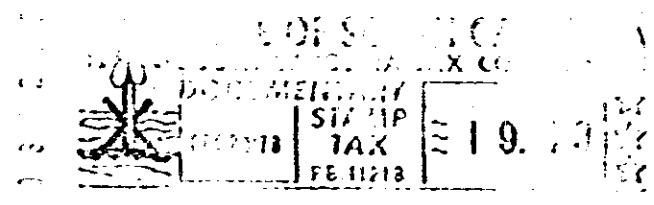
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1979.....;

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 lot of land in the State of South Carolina, County of Greenville, situate on the northern side of Gray Fox Square being shown as Lot No. 90 on a plat of Gray Fox Run Subdivision, Section I dated November 6, 1973, prepared by C.O. Riddle, Surveyor, recorded in Plat Book 5-P at Page 16 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Gray Fox Square at the joint front corner of Lots 90 and 91 and running thence with Lot 91, N. 12 - 38 W. 224.8 feet to an iron pin on Cane Creek; thence with Cane Creek, N. 71 - 54 E. 127.8 feet to an iron pin at the joint rear corner of Lots 88 and 90; thence with Lot 88, S. 15 - 34 E. 103.5 feet to an iron pin at the joint rear corner of Lots 88 and 89; thence with Lot 89, S. 2 - 03 W. 151.2 feet to an iron pin on Gray Fox Square; thence with said Square, S. 84 - 59 W. 95 feet to the point of BEGINNING.

This is the same property conveyed to the mortgagors by Deed of Threatt Enterprises, Inc. recorded in the RMC Office for Greenville County in Deed Book 1094 at Page 94, December 20, 1978.



GCTO -----3 DE 20 78

which has the address of Lot 90, Gray Fox Square Greenville, South Carolina (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.

0481

4328 RV-2