

AUG 1 2 17 PM '79

DONALD S. BANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of July, 1979 between the Mortgagor, Russell W. Hunt and Cheryl S. Hunt, (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").

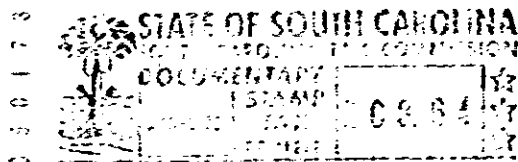
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand six hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1st, 2004;

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the east side of Lander Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 111 on Plat of College Heights, dated August 1946, prepared by Dalton & Neves, Engineers, recorded in Plat Book P at Page 75 and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the eastern side of Lander Street at the joint front corner of Lots 110 and 111 and running thence along the common line of said lots N. 80-48 E. 155 feet to an iron pin at the joint rear corner of said lots; thence N. 09-12 W. 83.5 feet to an iron pin at the joint corner of lots 111 and 113; thence S. 76-13 W. 155.4 feet to an iron pin at the joint front corner of Lots 111 and 112 on the eastern side of Lander Street; thence along said street S. 09-12 E. 72 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Wanda C. Hughes, recorded July 31, 1979 in the RMC Office for Greenville County in Deed Book 1108 at Page 33b.



which has the address of No. 9 Lander Street, Greenville, S. C.
29607 (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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