

RECORDED
MAR 14 3 05 PM '80
DEPT. OF REVENUE
RECORDERS
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1980, between the Mortgagor, Michael K. 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 Thousand and no/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010.

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 the buildings and improvements thereon in the City of Greenville, Greenville County, State of South Carolina, being situate on the East side of Townes Street, and being known and designated as part of Lots Nos. 47 and 48 of Section C of the Stone Land Company, which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book A at Pages 337-345, and more particularly described according to a recent survey and plat of "Property of Michael K. Hunt" prepared by Dalton & Neves Co., Engineers, dated March, 1980, as follows:

BEGINNING at an iron pin on the East side of Townes Street, which iron pin is 155.5 feet South of the Southeast corner of Croft Street and Townes Street; and running thence S. 83-13 E. 108 feet to an iron pin; thence S. 1-21 W. 50 feet to an iron pin; thence N. 83-13 W. 112 feet to a stake on Townes Street; thence with the East side of said Street, N. 5-37 E. 50 feet to the beginning.

Being the same property conveyed to the Mortgagor by deed of William P. Carpenter and Yvonne C. Carpenter, dated March 8th, 1980, to be recorded simultaneously herewith.

TOGETHER WITH all the right, title and interest of the Mortgagor in and to a certain sewer right-of-way across Lots formerly owned by Mrs. Owens and D. P. DeVorsey, and subject to a sewer right-of-way across the property of the Mortgagor above described in favor of Lot formerly owned by Purdy, as set forth in written agreement recorded in the RMC Office for Greenville, S. C. in Volume 142 at Page 291.

which has the address of 708 Townes Street, Greenville, (City)
S. C. (State and Zip Code) (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.

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