



Documentary Stamps are figured on the amount financed. \$ 25,066.04

MORTGAGE

THIS MORTGAGE is made this 7 day of JANUARY 1983, between the Mortgagor, John G. Hinds and Carolyne C. Hinds (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand Four Hundred Seventy Five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 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 1-15-93

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:

JOHN G. HINDS AND CAROLYNE C. HINDS

ALL that lot or piece of land situate on the eastern side of Honey Horn Drive, being shown as Lot No. 69 on a plat of Holly Tree Plantation Subdivision dated May 28, 1973, prepared by Enwright Associates, Inc. recorded in Plat Book 4X at Page 34 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Honey Horn Drive at the joint front corner of Lot 68 and Lot 69 and running thence with Lot 68 N. 68-27 E. 198.74 feet to an iron pin at the joint rear corner of Lots 68 and 69; thence N. 21-20 W. 150.91 feet to an iron pin; thence N. 83-21 W. 50 feet to an iron pin on Honey Horn Drive; thence with said Drive S. 19-47 E. 150 feet to an iron pin; thence still with said Drive S. 26-26 W. 85 feet to the point of beginning.

This is the same property conveyed to the grantor by deed recorded in Deed Book 990 at Page 629 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, easements, zoning ordinances and rights-of-way of record and on the ground affecting said property.

Grantees are to pay 1974 County property taxes.

AS a part of the consideration the grantees assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 1297 at Page 727 in the R.M.C. Office for Greenville County, the present balance being \$50,000.00.

This being the same property conveyed to John G. Hinds and Carolyne C. Hinds by deed from Franklin Enterprise, Inc. recorded in the R.M.C. Office for Greenville County, South Carolina on June 28, 1974 in Deed Book 1002 on Page 139 and dated June 25, 1974.

which has the address of 203 Honey Horn Drive, Simpsonville, SC 29681 (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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