

GREENVILLE CO. S. C.

SEP 30 12 20 PM '76

LOUIS M. HOFFMAN

BOOK 1379 PAGE 111

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

MORTGAGE

THIS MORTGAGE is made this 30th day of September 1976, between the Mortgagor, Louis M. Hoffman And M. Doreen Hoffman (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is #3 Edwards Bldg., 600 N. Main St., Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen thousands & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on First, October, 1996

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 of that certain piece, parcel or lot of land, with all improvements thereon, in the City of Greer, Chick Springs Township, Greenville County, South Carolina, located on the east side of Pine Street and on the south side of Drace Street, known and designated as Lots Nos. 2 and 3 on a plat of property made for Earline C. Lanford by H. S. Brockman, Surveyor, dated October 5, 1939, and being a portion of Lots Nos. 42 and 43 on a plat recorded in Plat Book F at Page 17, in the R.M.C. Office for Greenville County, and having, the following courses and distances, to-wit:

BEGINNING on a stake at the intersection of Drace Street and Pine Street, and running thence along Drace Street, S. 72 E. 174.5 feet to a stake; thence S. 29 W. 116 feet to a stake; thence N. 72 W. 152.3 feet to a stake on the eastern margin of Pine Street; thence therewith, N. 18.15 E. 114 feet to the beginning corner.

This being the identical property conveyed to J. D. Mauney, Jr. and Julia H. Mauney, by deed of W. E. Harvey, Jr., dated March 8, 1961, and recorded August 9, 1961, in Greenville County Deed Book 679 at Page 398. Thereafter, Julia H. Mauney departed this life, leaving as her sole heirs at law, Junie Dobbins Mauney (the abovementioned J. D. Mauney, Jr.), Charles Ronald Mauney, Brenda Sue Mauney Ladd, Michael Stuart Mauney, Rebecca Lee Mauney Bailey, and John David Mauney. Inasmuch as John David Mauney is a minor, a partition hearing was held before the Master in Equity for Greenville County, South Carolina, and as a result of that hearing, the Master in Equity issued his deed dated September 30, 1976 and recorded that same date to the mortgagors herein, conveying the total ownership interest in the subject premises. Reference is made to Greenville County Probate Court file designated Apartment 1282 at File 13 for the Estate of Julia H. Mauney.

202 Pine Street
which has the address of Corner of Pine Street and Drace Street, Greer,
[Street] [City]
South Carolina (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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