

JUN 27 3 13 PM '83

**MORTGAGE**

DONALD R. HINDMAN

THIS MORTGAGE is made this First day of June, 1983, between the Mortgagor, Donald R. Hindman (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

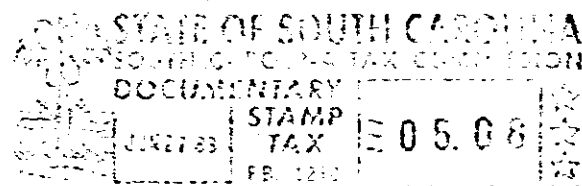
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 12,639.08 which indebtedness is evidenced by Borrower's note dated June 1, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on June 10, 1988;

TO SECURE to Lender 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, 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 certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, being shown and designated on plat entitled "Plat Prepared Richard H Wallace, Jr.", prepared by Arbor Engineering, dated April 18, 1977, and recorded in the Greenville County RMC office in Plat Book 5P at Page 95, consisting of 2.38 acres, more or less, and having according to plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right-of-way of Black Road at the joint front corner of the within tract and a tract containing 1.460 acres, and running thence, along said right-of-way S. 23-29-45 W., 290.45 feet to an iron pin on the Western side of the right-of-way of Black Road; thence N. 64-11-50 W., 379.75 feet to an iron pin; thence N. 23-17-26 E., 255.27 feet to an iron pin; thence S. 60-41-04 E., 99.38 Feet to an iron pin; thence S. 69-26-01 E. 281.50 feet to an iron pin on the Western side of the right-of-way of Black Road, at the joint front corner of the within tract and a tract containing 1.460 acres, the point and place of beginning.

This being the identical property conveyed to the Mortgagor by deed of Jane Stewart Wallace Dated October 12, 1979 and recorded October 15, 1979 in Deed Book 1113 at Page 596.



which has the address of 218 Blacks Road Greenville

South Carolina 29615 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest.** Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance.** Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and