

JUL 2 1983

BOOK

THIS MORTGAGE is made this 8th day of July 1983, between the Mortgagor, Brian L. Hoffman and Lisa T. Hoffman (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH IS HEREBY INCORPORATED BY REFERENCE.

WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen Thousand (\$19,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 2/1/2008;

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, together with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as Lot 4 on plat entitled "Property of Rosa G. Moore", as recorded in the RMC Office for Greenville County in Plat Book FF at Page 411, reference to said plat being craved hereto for the exact metes and bounds description thereof.

THIS BEING THE SAME PROPERTY conveyed to the Mortgagors herein by deed of Mary Nan Huff dated July 8, 1983 and recorded even date herewith in the RMC Office for Greenville County.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
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which has the address of 106 Rose Lane, Simpsonville, S.C. 29681 (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, 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 the 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 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 exceptions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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