FILED
SEP 14 1983
Denise B. Yankersley

Documentary Stamps are figured on the amount financed: $

MORTGAGE

BOOK 1625 PAGE 570

THIS MORTGAGE is made this 2nd day of August, 1983, between the Mortgagor, Gene C. Hunt and Syble F. Hunt (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 Sixteen Thousand One Hundred Two Dollars & Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 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 August 15, 1988;

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 in the State of South Carolina, County of Greenville, together with buildings and improvements, situate, lying and being on the northwestern side of Hodgens Drive, being shown and designated as Lot No. 29 on a plat of the Property of Lela S. Hodgens made by J. Coke Smith & Son, dated January, 1956, and recorded in the RMC Office for Greenville County, S. C. in Plat Book JJ at page 189, reference in which is hereby craved for the metes and bounds thereof.

This conveyance is subject to rights of way, easements, conditions, public roads and restricted covenants reserved on plats and other instruments of public records and actually existing on the ground affecting said property.

This is the same property conveyed by deed of W. L. Burger to Gene C. and Syble K. Hunt, dated August 10, 1971 and recorded August 12, 1971 in the RMC Office for Greenville County in Deed Volume 922 Page 483.

which has the address of 35 Hodgens Drive (Street), Greenville (City),
South Carolina 29611 (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.