

First Federal Savings and Loan Association of South Carolina
301 College Street
Greenville, S. C. 29601

Vol. 1074 23879

MORTGAGE

03-3340742

THIS MORTGAGE is made this 25th day of July,
19 84, between the Mortgagor, Robert G. Hoster and Betty C. Hoster
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand five hundred
eighty one and fifty eight cents (8581.58) dollars, which indebtedness is evidenced by Borrower's
note dated 07-25-84, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Aug 31, 1994
.....;

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 certain piece, parcel or lot of land in the State of South Carolina,
County of Greenville, Town of Simpsonville, at the intersection of Brookmere
Road and Newgate Drive, and being shown and designated as Lot No. 173 on
plat of Bellingham, Section III, recorded in the RMC Office for Greenville
County, S. C., in Plat Book "4X" at Page 89, and having according to said
plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Newgate Drive at the joint
front corner of Lots. Nos. 173 and 174, and running thence with the joint line
of said lots, S. 5-46W. 144.8 feet to an iron pin; running thence N. 88-51
W. 100 feet to an iron pin on the easterly side of Brookmere Road; thence
with the easterly side of said Road, N. 7-12 E. 126 feet to an iron pin; thence
with the intersection of Brookmere Road and Newgate Drive, N. 51-00 E.
36.08 feet to an iron pin on the southerly side of Newgate Drive; thence
with the southerly side of said Drive, S. 85-12 E. 70.9 feet to the point of
beginning.

Being the same property conveyed to mortgagors by deed of Equitable
Life Assurance Society of the United States, dated April 21, 1977 and
recorded in the R.M.C. Office for Greenville County on April 22, 1977
in Deed Book 1055 at Page 146.

This mortgage is junior in lien to the mortgage of Thomas H. Walton and
Janet M. Walton given in favor of First Federal Savings and Loan Association
of South Carolina, dated June 26, 1974, and recorded in the R.M.C. Office for
Greenville County on June 27, 1975 in Book 1342 at Page 814.

which has the address of 100 Newgate Drive Greenville,
(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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