

FILED
GREENVILLE CO. S.C.
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MORTGAGE

THIS MORTGAGE is made this 3rd day of December, 1984, between the Mortgagor, Barry B. Hunter and Louise L. Hunter

, (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").

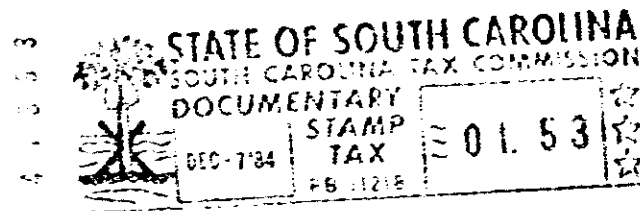
WHEREAS, Borrower is indebted to Lender in the principal sum of --Five Thousand Five Dollars and 53/100--(\$5,005.53) Dollars, which indebtedness is evidenced by Borrower's note dated December 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 31, 1989;

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 with the building and improvements thereon lying and being on the westerly side of Hudson Farm Road, near the City of Greenville, South Carolina, being designated as a part of Lot 211 and part of Lot 212, Section No. 11 on plat of Devenger Place recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C, Page 91, and having according to a survey made by Dalton & Neves, Co., Engineers, entitled "Barry B. Hunter and Louise L. Hunter" dated September 1980, attached hereto and made a part hereof, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Hudson Farm Road on the front line of Lot No. 212 and running thence along a new line through a portion of Lot No. 212 and then through a portion of Lot No. 211 N. 70-03 W. 215.6 feet to an iron pin; thence N. 5-54 E. 19.7 feet to an iron pin on line of property now or formerly of William R. Cely, Jr.; thence along the Cely property N. 78-19 E. 225.18 feet to an iron pin on the westerly side of Hudson Farm Road; thence along the westerly side of Hudson Farm Road the following courses and distances: S. 0-52 W. 43.1 feet to an iron pin; S. 6-04 W. 47.35 feet to an iron pin and S. 16-38 W. 50 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagor herein by deed of Devenger Land Road Company of even date herewith to be recorded.



which has the address of 413 Hudson Farm Road Greer, South Carolina 29651 (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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