

FILED  
GREENVILLE CO. S.C.  
DEC 27 2 38 PM '84  
DONNIE S. WALKERSLEY  
R.M.C.

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# SECURITY FEDERAL MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 27  
19 84. The mortgagor is William H. Hunt  
("Borrower"). This Security Instrument is given to Security  
Federal Savings and Loan Association of S.C., which is organized and existing  
under the laws of United States of America, and whose address is  
P.O. Box 7488, Columbia, SC 29202 ("Lender").  
Borrower owes Lender the principal sum of Fifty One Thousand and no/100  
Dollars (U.S. \$ 51,000.00). This debt is evidenced by Borrower's note  
dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not  
paid earlier, due and payable on January 1, 2015. This Security Instrument  
secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and  
modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this  
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and  
the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and  
assigns the following described property located in Greenville County, South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, on the southern side of Tindal Avenue, being known and designated as Lot 28 of Block "B" of the "Property of Cagle Park Company" as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book C at page 238, and having the following metes and bounds according to a more recent plat thereof entitled "Property of William H. Hunt" dated December, 1984, prepared by Dalton & Neves, Inc., Engineers and recorded in said Office on December 27, 1984 in Plat Book 11-D, Page 82:

BEGINNING at an iron pin on the southern side of Tindal Avenue at the joint front corner of Lots 28 and 27, and running thence with the line of Lot 27, S. 0-53 E., 199.8 feet to an iron pin at the joint rear corner of Lots 28 and 27; thence N. 77-44 W., 62.6 feet to a iron pin at the joint rear corner of Lots 28 and 29; thence with the line of Lot 29 N. 0-53 W., 185.6 feet to an iron pin on the southern side of Tindal Avenue at the joint front corner of Lots 28 and 29; thence with the southern side of Tindal Avenue, N. 89-07 E., 61 feet to the point of beginning.

Being the same property conveyed to the Mortgagor by deed of Philip Bradford Carr, et al recorded December 27, 1984 in Deed Book 1229 at page 726.

which has the address of 46 Tindal Avenue Greenville  
[Street] [City]  
South Carolina 29605 ("Property Address");  
[Zip Code]

TO HAVE AND TO HOLD such property 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 rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized 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 warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

SOUTH CAROLINA—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA STATE COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 15.30

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