

NOV 1 10 39 AM '78

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 31st day of October, 1978, between the Mortgagor, Randolph W. Hunter and Rebecca W. Hunter (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

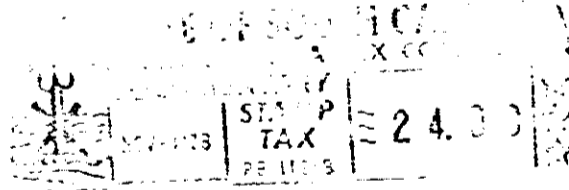
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Nine Thousand Nine Hundred Fifty & 00/100 (\$59,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the Southwesterly side of Sugar Creek Court near the City of Greenville, South Carolina being known and designated as Lot No. 87 on plat entitled "Map No. 5 Sugar Creek" recorded in the R.M.C. Office for Greenville, S.C. in Plat Book 6-H, Page 2 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Sugar Creek Court said pin being the joint front corner of Lot Nos. 86 and 87 and running thence with the common line of said lots S. 52-38 E. 150 feet to an iron pin the joint rear corner of Lot Nos. 86 and 87; thence S. 37-22 E. 125 feet to an iron pin the joint rear corner of Lot Nos. 87 and 88; thence with the common line of said lots N. 52-38 E. 150 feet to an iron pin on the Southwesterly side of Sugar Creek Court; thence with the Southwesterly side of Sugar Creek Court N. 37-22 W. 125 feet to an iron pin the point of beginning.

This is the identical property conveyed to Mortgagors herein by Deed of Cothran & Darby Builders, Inc. dated October 31, 1978, and recorded in the R.M.C. Office for Greenville County, S.C. on ~~October~~ ^{November} 01, 1978 in Deed Book 1091 at Page 35.



which has the address of 102 Sugar Creek Court, Greer, South Carolina (Street) (City)
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 seized 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.

GCTO -----
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