

P. O. Box 277
Simpsonville, S. C. 29681

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GREENVILLE CO. S.C. **MORTGAGE**

MAR 2 11 07 AM '79

DONNIE S. TANKERSLEY, 1st

THIS MORTGAGE is made, this 1st day of March 1979, between the Mortgagor, CHARLES E. HUNT and WILLIAM P. HUNT (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

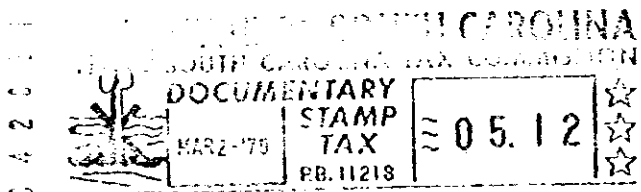
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve thousand eight hundred (\$12,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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, situate, lying and being in the City and County of Greenville, South Carolina, being shown and designated as Lot 4 on a Map of MARSHALL ESTATES, made by Dalton & Neves, Engineers, May 1932, recorded in the RMC Office for Greenville County in Plat Book H, at Page 253, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northwest side of Central Avenue at the joint front corner of Lots 3 and 4, said pin being 150 feet in a northeasterly direction from the intersection of Central Avenue and Marshall Avenue, and running thence with the line of Lot 3, N 41-54 W, 140 feet to an iron pin; thence N 48-06 E, 50 feet to an iron pin, corner of Lot 5; thence with the line of Lot 5, S 41-54 E, 140 feet to an iron pin on the northwest side of Central Avenue; thence with said Avenue, S 48-06 W, 50 feet to an iron pin, the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Jeanne B. Griffin, dated February 26, 1979, to be recorded simultaneously herewith.



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which has the address of 116 Central Avenue, Greenville, S. C., 29601, (herein "Property Address");

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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