

FILED
GREENVILLE CO. S. C.
MAY 9 11 29 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of May, 1979, between the Mortgagor, Susan W. Huffman (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").

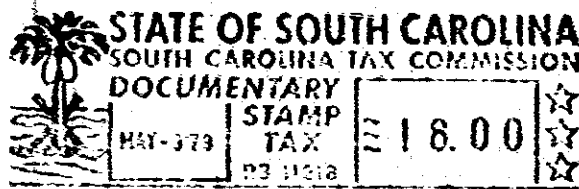
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and no/100ths (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southeastern side of Rockwood Drive being known and designated as Lot No. 4 on a plat of Section One, Meyers Park dated August 27, 1976 by C. O. Riddle, Surveyor, and recorded in Plat Book 5-P, at Page 53, in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Rockwood Drive, joint front corner of Lots Nos. 3 and 4 and running thence with the joint side lot line of said Lots S. 77-42 E. 202.0 feet, more or less, to a point at the rear of said lots; thence along the rear of Lot No. 4 S. 7-59 W. 98.39 feet, more or less, to a point, joint rear corner of Lots Nos. 4 and 5; thence with the joint line of said lots S. 87-41 W. 188.42 feet, more or less, to a point on the Northeastern side of Rockwood Drive, joint front corner of said lots; thence with said drive N. 4-59 E. 148.45 feet, more or less, to the beginning corner.

This being the same property conveyed unto Susan W. Huffman by deed of HBA Properties, Incorporated, dated June 8, 1977, recorded June 9, 1977, in Deed Book 1058, at Page 242, in the RMC Office for Greenville County, S.C.



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which has the address of Lot #4, Myers Park, Rockwood Drive Greenville (City) South Carolina (State and Zip Code) (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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