

GREENVILLE FILED  
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DONNIE S. TANNER

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: Robert N. Huff and Margaret H. Huff,  
of  
Greenville County, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
of Greenville, South Carolina

, a corporation

organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Sixteen Thousand One Hundred and 00/100 -----Dollars (\$ 16,100.00 ), with interest from date at the rate of eleven and one-half-----per centum ( 11.50 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings & Loan Association 301 College Street in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of----- One Hundred Fifty Nine and 55/100 ----- Dollars (\$ 159.55 ), commencing on the first day of March, 19 80, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 2010.

NOT KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Young Street, and being known and designated as a portion of Lot No. 42, Block E, according to a plat of Sans Souci Villa, recorded in the Greenville County R.M.C. Office in Plat Book A at Page 510, and also according to a more recent survey prepared by Carolina Surveying Company entitled "Property of Robert N. Huff and Margaret H. Huff" dated January 29, 1980, and recorded in the Greenville County R.M.C. Office in Plat Book 27 at Page 85, and having according to said more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Young Street, 101 feet from the intersection of Brockman Avenue and Young Street, and running N. 16-20 E. 87.6 feet to an iron pin in line of Lot No. 43; thence S. 57-10 E. 72.2 feet to an iron pin in line of Lot 50; thence S. 13-30 W. 88 feet to an iron pin on the northern side of Young Street; thence along the northern side of Young Street, N. 57-25 W. 75 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Pearl S. Shelton recorded in the Greenville County R.M.C. Office on January 29, 1980.

First Federal Savings & Loan Association - 301 College Street

P. O. Box 408, Greenville, S. C. 29602  
together with all and singular the rights, members, appurtenances, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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