

Mortgagee's mailing address: 301 College St., Greenville, South Carolina 29501

RECORDED
FEB 22 10 51 AM '80
GREENVILLE
SOUTH CAROLINA
MERSLEY

200: 1496 296

MORTGAGE

THIS MORTGAGE is made this 22nd day of February, 1980, between the Mortgagor, Charlotte W. Hughey, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Eight Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 1980, (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, 2010.....;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 74 on Plat of Devenger Place, Section 3, recorded in Plat Book 5P at Page 99 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Hedgewood Terrace at the joint front corner with Lot 75, and running thence along the joint line with Lot 75 S. 4-18 W. 150 feet to an iron pin at the joint rear corner with Lot 75; continuing thence N. 85-42 W. 91 feet to an iron pin at the joint rear corner with Lot 73; thence along the joint line with Lot 73 N. 4-18 E. 150 feet to an iron pin on the southern side of Hedgewood Terrace at the joint front corner with Lot 73; thence along the southern side of Hedgewood Terrace S. 85-42 E. 91 feet to an iron pin at the joint corner with Lot 75, being the point of BEGINNING.

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This being the same property conveyed to the Mortgagor herein by deed of Devenger Land Co., a gen. ptshp. recorded in Deed Book 1083 at page 163 July 14, 1978.

which has the address of 219 Hedgewood Terrace Greer, South Carolina 29651 (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.

RECORDED
FEB 22 1980

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