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CO. S. C.  
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WYERSLEY  
R.M.C.

BOOK 1497 PAGE 553

## MORTGAGE

THIS MORTGAGE is made this 6 day of March, 19 80, between the Mortgagor, Joseph C. Huff and Hollyce Huff, (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 Seventy Two Thousand Two Hundred Fifty and 00/100 ---Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 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 November 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 certain piece, parcel or lot of land with buildings and improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 23 of subdivision known as Pebble Creek, Phase II, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6H at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Timbertree Way at joint front corner of Lots 22 and 23 and running along the common line of said lots, N. 82-32 E. 130.0 feet to an iron pin; thence S. 7-24-25 E. 106.0 feet to an iron pin; thence S. 75-04-36 W. 131.0 feet to an iron pin on the eastern side of Timbertree Way; thence N. 7-28 W. 123 feet to an iron pin at the point of beginning.

The above described property is the same acquired by the Mortgagors by deed from Pebblepart, Ltd., a Limited Partnership, recorded on March 10, 1980 in the Greenville County R.M.C. Office.

First Federal Savings & Loan Association  
301 College Street  
Greenville, S. C. 29601

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S. C. 29601

which has the address of Lot 23, Timbertree Way Greenville County  
Taylor, S. C. 29687 (herein "Property Address");  
(State and Zip Code) (City)

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.

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