

AUG 1 11 45 AM '80

THIS MORTGAGE is made this 30 day of July 1980, between the Mortgagor, Kenneth Hoffman, Jr. and Martha N. Hoffman (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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 July 1, 2009.

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 tract of land with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northern side of Barker Road, west of Simpsonville, County of Greenville, State of South Carolina, containing 4.02 acres, more or less, and being shown on a plat of property of Kenneth Hoffman, Jr. and Martha E. Hoffman by J. L. Montgomery, III, RLS dated November 9, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7T at Page 26 and having according to said plat the metes and bounds as shown thereon.

Said property is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This being the identical property conveyed to Mortgagors by deed of Ronald F. Fleming recorded January 2, 198 in the RMC Office for Greenville County in Deed Book 1117 at Page 925.

RECORDED IN THE OFFICE OF THE CLERK OF COURTS
GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
STAMP
AUG 20 1980

which has the address of Route 3, Box 88, Barker Road Simpsonville
(Street) (City)
S. C. 29681 (herein "Property Address");
(State and Zip Code)

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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