

FILED
GREENVILLE CO. S.C.

AUG 28 4 39 PM '80

MORTGAGE

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DONNE S. TANKERSLEY made this 28TH day of August 1980, between the Mortgagor, John H. Halyburton and Marie B. Halyburton (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

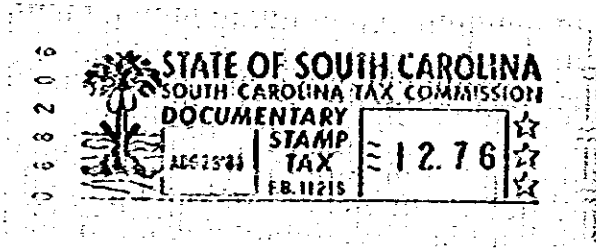
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty one thousand nine hundred and 00/100 (\$31,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2005.

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, situate, lying and being at the intersection of Hummingbird Circle and Lisa Drive, in Greenville County, South Carolina, and being shown and designatated as Lot No. 56 on plat of Wade Hampton Terrace filed in the Greenville County RMC Office in Plat Book KK at Page 15, and having, according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of Lisa Drive at the joint front corner of Lots Nos. 55 and 56, and running thence with the joint line of said Lots N. 73-20 E. 160 feet to an iron pin; thence S. 29-51 E. 136 feet to an iron pin at the joint rear corner of Lots Nos. 56 and 57; thence with the joint line of said lots S. 71-09 W. 85.4 feet to an iron pin on Hummingbird Circle; thence with the curve of Hummingbird Circle, the chord of which is N. 65-56 W. 73.1 feet to an iron pin; thence continuing with said Circle, the chord of which is N. 65-02 W. 67.1 feet to a concrete monument on the eastern side of Lisa Drive; thence with Lisa Drive N. 16-15 W. 43.5 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Randon H. Jackson and Cathleen P. Jackson to John H. Halyburton and Marie B. Halyburton dated August 28, 1980 and recorded in the RMC Office of Greenville County in Deed Book 1132 at Page 181.



which has the address of 12 Hummingbird Circle, Greenville, S. C. 29615 (Street) (City) (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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