

GREENVILLE S.C.  
MAY 27 AM '81  
JOHN BANKERSLEY  
M.C.

MORTGAGE

Box  
BOOK 1542 PAGE 508

THIS MORTGAGE is made this 28th day of May 1981, between the Mortgagor, Alan W. Hughes and Rebecca P. Hughes (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, S. C., 29603 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Twenty Two Thousand Four Hundred Sixty Three & 87/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981 (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, 1998

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: Chick Springs Township, located in the City of Greer on the East side of Miller St., and being shown as lot number FOUR (4) on plat made for Lillian F. Smith by H. S. Brockman, surveyor, dated Feb. 13, 1950 and having the following courses and distances, to wit: BEGINNING on the east side of Miller St., at iron pin on inside side of sidewalk at corner of former Lillian F. Smith home lot and running thence with her line S. 83-20 E., 113.3 feet to iron pin on line; thence N. 16-35 E., 75 feet to iron pin at the joint rear corner of lots 3 and 4; thence as the common line of lots 3 and 4, N. 80-20 W., 112.7 feet to iron pin on inside side of sidewalk; thence along the inside side of sidewalk S. 16-52 W., 80 feet to the beginning corner. This is the same conveyed to the within mortgagors by Craig and Mary P. Allender by deed dated May 28, 1981, to be recorded herewith.

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which has the address of 202 Miller St., Greer, S. C., 29651 (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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