

FILED
CO. S. C.
JUN 11 4 34 PM '81
JONES
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MORTGAGE

THIS MORTGAGE is made this 11th day of June, 1981, between the Mortgagor, Russell W. Hunt, Jr. and Cheryl S. Hunt (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND AND NO/100-----\$25,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 11, 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 June 1, 2011

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 in the State of South Carolina, County of Greenville, on the western side of Farrington Drive, being shown and designated as Lot No. 3 on Plat of Farrington, prepared by Piedmont Engineers, dated February 19, 1974, recorded in Plat Book 5-D at page 33 and being described more particularly, according to said plat, as follows:

BEGINNING at an iron pin on the western side of Farrington Drive at the joint front corner of Lots 2 and 3 and running thence along the common line of said lots, S. 74-40 W., 273.81 feet to an iron pin at the joint rear corner of said lots; thence N. 15-18 W., 287.75 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the common line of Lots 3 and 4, S. 79-52 E., 297.82 feet to an iron pin at the joint front corner of said lots on Farrington Drive; thence along said Drive, S. 18-49 E., 79.80 feet to an iron pin; thence S. 15-13 E., 80.0 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Leo H. Hill and Grace Lucile G. Hill recorded in the RMC Office for Greenville County in Deed Book 1073 at page 714 on February 15, 1978.

This mortgage is second and junior in lien only to that certain mortgage held by American Federal Savings and Loan Association (formerly Fidelity Federal Savings and Loan Association) recorded October 6, 1978 in Mortgage Book 1446 at page 452 in the RMC Office for Greenville County.

Default in this mortgage also constitutes a default in that certain mortgage held by American Federal Savings and Loan Association recorded in Mortgage Book 1446 at page 452 in the RMC Office for Greenville County on October 6, 1978.

This mortgage is not assumable and the lender intends to exercise its rights under Paragraph 17 in this mortgage.

which has the address of Farrington Drive, Greenville (City)
South Carolina (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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9.80

4328 RV.2