

CO. S. C.

PH '82

HERSLEY

MORTGAGE

BOOK 1573 PAGE 828

THIS MORTGAGE is made this 28th day of June, 1982, between the Mortgagor, Walter Leonard Pugh and Deborah Hinshaw Pugh (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and 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").

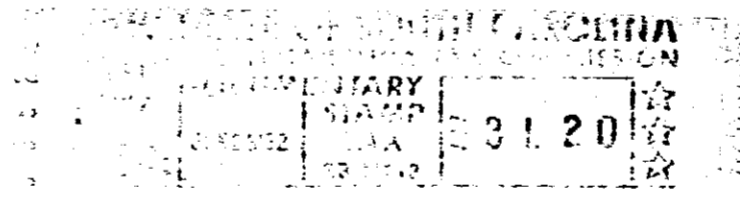
WHEREAS Borrower is indebted to Lender in the principal sum of Seventy-Eight Thousand and 00/100 (\$78,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2012

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 in the State of South Carolina, City and County of Greenville, on the eastern side of Waccamaw Avenue, and being shown and designated on a plat entitled "Survey for Fred G. Hathaway" dated December 7, 1976, by Carolina Surveying Co., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book S-2 at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Waccamaw Avenue, which point is located 90 feet from the southeastern corner of the intersection of said Waccamaw Avenue and an alley at the corner of property now or formerly of Nelson Crawford Poe, Jr. and running thence with the line of the property now or formerly of said Nelson Crawford Poe, Jr. S. 69-52 E. 227.8 feet to a point in the line of property now or formerly of William H. and Nancy O. Snelson; thence with the line of said property now or formerly of Snelson, S. 11-58 W. 70 feet to a point; thence with a new line through property of James W. and Amy S. Doares, N. 72-22 W. 226.6 feet to a point on the eastern side of Waccamaw Avenue; thence with the eastern side of said Waccamaw Avenue, N. 11-58 E. 80 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of William C. Baker and Susan H. Baker of even date, to be recorded herewith.



which has the address of 207 Waccamaw Avenue Greenville, S. C. 29605 (herein "Property Address");
(Street) (City) (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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