

CP: FILED
DEC 13 2 42 PM '82
H.C. ERSLEY

MORTGAGE

THIS MORTGAGE is made this 13th day of December, 1982, between the Mortgagor, Stanley V. Hodges and Pauline W. Hodges (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

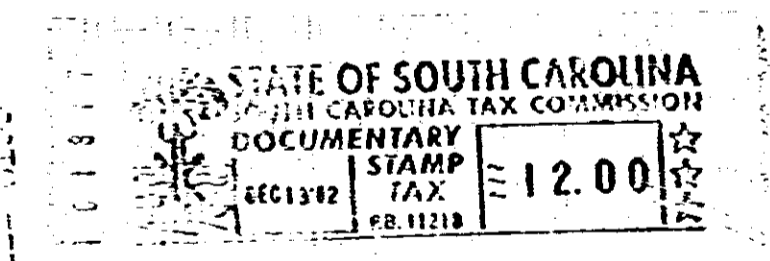
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013;

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 on the eastern side of Gilder Creek Drive, Town of Mauldin, County of Greenville, State of South Carolina, being shown and designated as Lot No. 152 on Plat of Forrester Woods, Section III, dated August 22, 1972, revised September 14, 1972, recorded in Plat Book 4R, Page 51, in the RMC Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern right-of-way of Gilder Creek Drive at the joint front corner of Lots Nos. 152 and 151 and running thence with the eastern side of Gilder Creek Drive, N. 27-04 E. 85 feet to a point; thence with the curve of the intersection of Gilder Creek Drive and Mylon Ray Hopkins Court, the chord of which is N. 72-03 E. 35.4 feet to a point; thence with Mylon Ray Hopkins Court, S. 62-58 E. 125 feet to a point; thence S. 27-04 W. 110 feet to a point; thence N. 62-58 W. 150 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ralph Montague Laffitte, Jr. and Carolyn Wienges Laffitte dated December 13, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1178, at Page 822, on December 13, 1982.



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which has the address of 107 Gilder Creek, Greenville, S. C. 29662 (herein "Property Address");

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 seized 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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