

MORTGAGE

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GREENVILLE CO. S.C.

THIS MORTGAGE is made this 14th day of December 1977, between the Mortgagor, Walter E. Hunt and Janet M. Hunt (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Seven Thousand Five Hundred Fifty and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2007

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 situate, lying and being in the County of Greenville, State of South Carolina, in the Town of Mauldin, at the southwestern corner of the intersection of Pinehurst Drive and Rosewood Circle and being designated as Lot No. 74 on plat of Peachtree Terrace, Section No. 2 recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 154 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pinehurst Drive at the joint front corner of Lots Nos. 74 and 75 and running thence along the joint line of said lots S. 37-33 W. 271.9 feet to an iron pin; thence N. 53-00 W. 70 feet to an iron pin; thence along the joint line of Lots Nos. 73 and 74 N. 28-00 E. 264.6 feet to an iron pin on the southern side of Rosewood Circle; thence along Rosewood Circle S. 73-31 E. 73.7 feet to an iron pin; thence along the southwestern side of Pinehurst Drive S. 34-21 E. 47.5 feet to the point of beginning.

The above described realty was conveyed to Fred Welborn and Musette G. Welborn by deed of Lewis L. Gilstrap dated March 11, 1968 recorded in Deed Book 839 at Page 353. Musette G. Welborn and Fred Welborn died intestate and testate, respectively, leaving as the above grantor as an heir as more particularly appears in Apartment 1321, File 22 and Apartment 1401, File 18, Probate Court, Greenville County, South Carolina.

The within conveyance is made subject to 1977 real property taxes and all rights of way, easements, set back lines, and restrictive covenants of record as the same may affect the premises.

which has the address of 339 Pinehurst Drive, Mauldin South Carolina (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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