

FILED
GREENVILLE CO. S. C.
JUL 13 9 34 AM '78
DORRIS S. TAYLOR
R.M.C.

BOOK 1438 PAGE 421

MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1978, between the Mortgagor, Alphuse Frank Hunt and Crystal Boivin Hunt (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

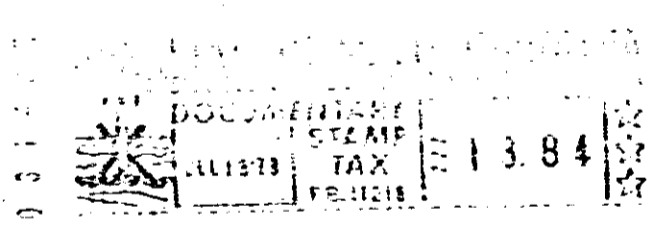
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FOUR THOUSAND SIX HUNDRED AND NO/100 (\$34,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1999;

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 on the northern side of Ponder Road, in the Washington Baptist Church Community of O'Neal Township, Greenville County, South Carolina, being shown and designated as Lot No. 23 on a plat of PONDER ROSA VILLAGE, made by Terry T. Dill, Surveyor, dated July 20, 1972, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 27, reference to which is hereby craved for the metes and bounds thereof.

The above described property is subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This being the same property conveyed to mortgagors by deed of Ponderosa Associates, a General Partnership, dated December 21, 1977, and recorded December 21, 1977, in Deed Book 1070 at page 553, R.M.C. Office for Greenville County.



which has the address of Ponder Road, Ponderosa Subdivision, Greer, (Street) (City) South Carolina 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 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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