

MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1978, between the Mortgagor, James M. Hindman and Annamarie Hindman (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").

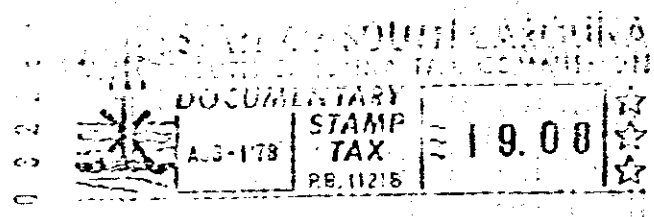
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven thousand six hundred fifty - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1978;

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 Greenville County, South Carolina, being shown and designated as Lot 66, on a Plat of Section One, PELHAM WOODS, recorded in the RMC Office for Greenville County in Plat Book 4-F, at Page 33, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the easterly side of Raintree Lane, joint front corner of Lots 66 and 67, and running thence with the common line of said Lots, N 00-16 E, 146.25 feet to an iron pin; thence S 88-57 W, 92.75 feet to an iron pin; thence S 23-24 E, 111.59 feet to an iron pin; thence S 41-01 W, 144.80 feet to an iron pin on the easterly side of Raintree Lane; thence with the curve of Raintree Lane (the chord being N 19-44 W) 25.73 feet to an iron pin; thence continuing with the curve of Raintree Lane, N 40-52 W, 51.53 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Edward A. Grondin and Donna S. Grondin, dated July 31, 1978, to be recorded simultaneously herewith.



which has the address of 5023 Raintree Lane, Greenville, (City) S. C. 29615 (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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