

GENERAL FILING
SOUTH CAROLINA
RECORDED
AUG 14 1979
MERSLEY

1418-611

MORTGAGE

THIS MORTGAGE is made this 24th day of August, 1979, between the Mortgagor, George Hodges, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

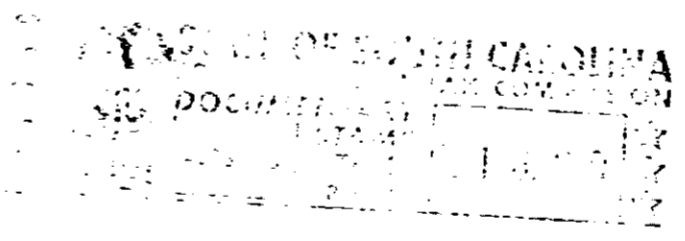
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 2009, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009.

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 State of South Carolina, County of Greenville, near the Town of Simpsonville, in Austin Township, on the east side of White Drive and being known and designated as a 2.93 acre tract of land on plat entitled "Property of George Hodges" made by C. O. Fiddle dated August 20, 1979 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7N at Page 7, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in White Drive, at the southwest corner of property now or formerly owned by Madge Mayfield Jones, and runs thence S. 60-29 E. 659.35 feet to an iron pin; thence N. 12-50 E. 135.42 feet to an iron pin; thence N. 5-45 E. 80 feet to an iron pin; thence N. 60-48 W. 601.38 feet to an iron pin in White Drive; thence along White Drive S. 25-45 W. 200.0 feet to the beginning corner.

This is a portion of the same property conveyed to the Mortgagor herein by deed of W. E. Hughes dated December 15, 1978 and recorded December 18, 1978 in the RMC Office for Greenville County, S. C. in Deed Book 1093 at Page 934.



which has the address of Route 5, White Drive, Simpsonville, S. C. 29681, (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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