

GREENVILLE CO. S.C.  
FILED  
FEB 15 11 35 AM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 8th day of February 1980, between the Mortgagor, Kenneth T. Huff and Mary F. Huff (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 8, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010.

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: Lying and being in the Austin Township, located on the North side of State Highway 14, north of Simpsonville and on the East side of a new proposed street and having the following metes and bounds, as shown on plat prepared by C. O. Riddle, Surveyor, on September 9, 1960, to-wit:

BEGINNING at an iron pin on the north side of State Highway 14 and running thence N. 56-19 W. 180 feet to an iron pin; thence S. 33-41 W. 140 feet to an iron pin on a proposed 50 foot street; thence along said street S. 56-19 E. 160 feet to an iron pin; thence N. 78-41 E. 28.3 feet to an iron pin on Highway 14; thence along Highway 14 N. 33-41 E. 120 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of T. E. Fowler and Georgia W. Fowler dated September 16, 1960 and recorded in the RMC Office for Greenville County, S.C. in Deed Volume 662, page 95.

STATE OF SOUTH CAROLINA  
RECORDING TAX COMMISSION  
DOCUMENTARY  
STAMP  
\$ 08.00

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which has the address of Rt. 4, Box 91, Wrenn Way, Simpsonville,  
[Street] [City]  
S.C. 29681 (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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