

Mortgagee's Address: ^{FILED} Greenville, S. C. Drawer 408, Greenville, S. C. 29602

1514 234

SEP 3 2 11 PH '80

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 3rd day of September, 1980, between the Mortgagor, DIANNE T. HINSON, (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").

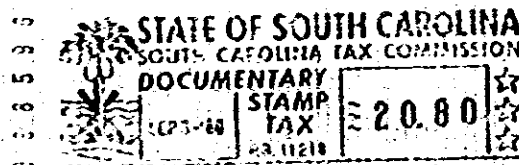
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Fifty Two Thousand and No/100 (\$52,000.00) --- Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2005.

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 with all buildings and improvements thereon or hereafter constructed thereon, situate, lying and being on the eastern side of Barrett Drive, in the Town of Mauldin, Greenville County, South Carolina, being shown and designated as Lot No. 90 on a plat of BURDETTE ESTATES, made by Dalton & Neves, Engineers, dated February, 1971, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4X, Page 60, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Barrett Drive at the joint front corner of Lots Nos. 90 and 91 and running thence with the common line of said lots S. 75-44 E. 150.0 feet to an iron pin; thence with a portion of the side line of Lot No. 92 N. 14-16 E. 100.0 feet to an iron pin; thence with the common line of Lots Nos. 89 and 90 N. 75-44 W. 150.0 feet to an iron pin on the eastern side of Barrett Drive; thence with the eastern side of Barrett Drive S. 14-16 W. 100.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Lindsey Real Estate Company dated May 22, 1975 and recorded May 23, 1975 in the RMC Office for Greenville County in Deed Book 1018, at Page 748; and by deed of Joseph T. Hinson, Jr., dated October 18, 1979 and recorded October 23, 1979 in the RMC Office for Greenville County in Deed Book 1114, at Page 81.



which has the address of 219 Barrett Drive, Mauldin, (Street) (City)

S. C. 29662 (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.

4326 RV-2