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**MORTGAGE**

THIS MORTGAGE is made this 8th day of December, 1980, between the Mortgagor, John C. Hoffman and John E. Bradley

(herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, ~~whose address is 907 North Main Street, Anderson, South Carolina~~ whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Two Thousand and no/100 dollars, which indebtedness is evidenced by Borrower's note dated December 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 January 1, 2006

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 lying in the State of South Carolina, County of Greenville, City of Greenville, shown as Lot 5 on plat of Map Showing Property of J. W. Norwood recorded in Plat Book E at page 283, and also on plat of Property of Juanita S. Mackey, recorded in Plat Book 7 H at page 44.

Being the same property conveyed by Juanita S. Mackey by deed recorded herewith.

which has the address of 708 E. McBee Avenue, Greenville, S. C. 29601 (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 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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