

First Federal of S. C.
P. O. Box 408
Greenville, S. C. 29602

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FILED S.C.
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COMMERCIAL REC'D
GREENVILLE S.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of December, 1982, between the Mortgagor, Carl P. Hunt

(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").

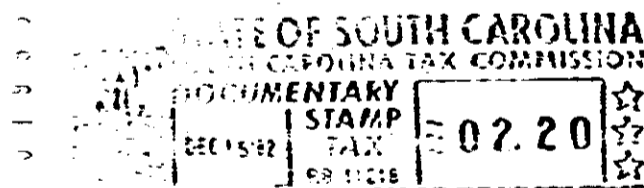
WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1-1-83

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Butler Township, on the East side of Mallory Street, shown as Lot 43 on plat of Holmes Acres, made by Dalton & Neves, Engineers, February, 1951, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book Z at Page 1, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Mallory Street, at joint front corner of Lots 42 and 43 and running thence with the line of Lot 42, S. 79-12 E. 150 feet to an iron pin; thence S. 10-48 W. 80 feet to an iron pin; thence with the line of Lot 44, N. 79-12 W. 150 feet to an iron pin on the East side of Mallory Street; thence along the East side of Mallory Street, N. 10-48 E. 80 feet to the beginning corner.

This is the same lot of land conveyed to me by Byrd Boehringer Holmes by deed dated August 11, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Volume 440, at Page 101. Subsequently, I deeded the property to my wife Esther C. Hunt by deed recorded in Deed Vol. 549, Page 54, she died January 31, 1958 and devised said property to me as more fully appears in the office of the Probate Judge for Greenville County in Apt. 678, at File 11.



which has the address of 11 Mallory Street, Greenville, S. C. 29609
(Street) (City)
(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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