

JUN 11 3 41 PM '75

MORTGAGE

BOOK 1341 PAGE 424

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 10th day of June, 1975,
between the Mortgagor, Alfred H. Hofmann and Carol F. Hofmann

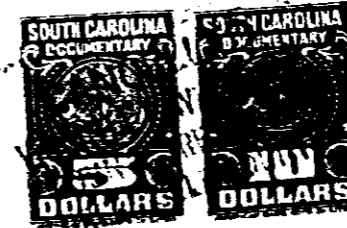
(herein "Borrower"),
and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation
organized and existing under the laws of South Carolina, whose address
is P. O. Box 10121, Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven Thousand
Five Hundred & no/100----- Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on July 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 _____, State of
South Carolina:

All that certain piece, parcel or lot of land lying in the State of South Carolina,
County of Greenville, shown as Lot 41 on plat of Devenger Place, Section 1,
recorded in Plat Book 4x at page 79 and having the following courses and distances:

BEGINNING at an iron pin on Longstreet Court at the joint front corner of Lots 41
and 42 and running thence along the joint line of said lots, N. 70-56 E. 129.9
feet to an iron pin; thence continuing with said line along Lot 43, N. 70-56 E.
70 feet to an iron pin at the rear corner of Lots 41 and 43; thence along the rear
line of Lot 41, S. 18-50 W. 215 feet to an iron pin at the rear corner of Lots 40 and
41; thence along the joint line of said lots, N. 50-45 W. 134.3 feet to an iron pin
on Longstreet Court; thence with said Court, N. 16-14 W. 55 feet to the point of
beginning.



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, appur-
tenances, 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 Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.