

Dec 22 12 03 PM '75

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DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 19th day of December, 1975  
between the Mortgagor, Michael R. Hoffman and Gail Sittmann Hoffman

(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 500 East Washington Street, Greenville, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine 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 December 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 situate, lying and being in the  
County of Greenville, State of South Carolina, being known and  
designated as Lot No. 58, DEVENGER PLACE, SECTION 1, as shown on plat  
thereof prepared by Dalton & Neves Co., Engineers, dated October, 1973,  
which plat is of record in the RMC Office for Greenville County,  
S. C., in Plat Book 4-X, at page 79, and having, according to said  
plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Paddock Lane at the  
joint front corner of Lots 57 and 58 and running thence with the joint  
line of said lots, S. 67-50 W. 149.4 feet to an iron pin at the joint  
rear corner of Lots 58 and 57; thence running with the line of Lot 58,  
N. 17-44 W. 96.8 feet to an iron pin at the joint rear corner of Lots  
58 and 59; running thence with the joint line of said lots, N. 75-09 E.  
143.4 feet to an iron pin on the western side of Paddock Lane; thence  
with the western side of Paddock Lane, S. 22-09 E. 78.1 feet to an iron  
pin at the point and place of beginning.



S. 19.80

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.

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