

MORTGAGE

FILED
GREENVILLE CO. S. C.

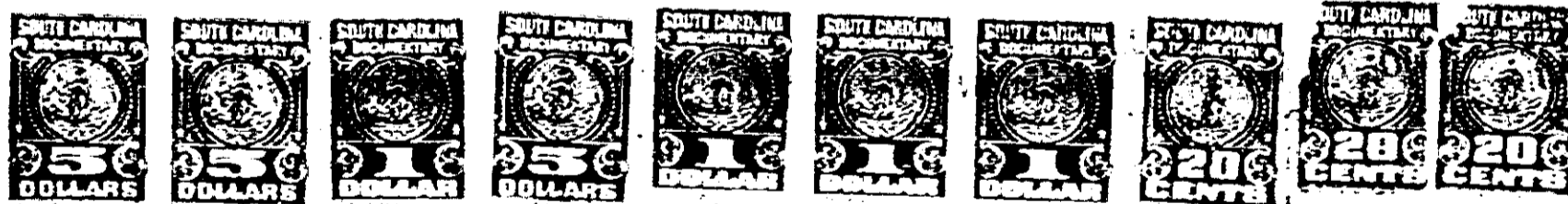
THIS MORTGAGE is made this twenty-sixth (26th) day of May, 1976, between the Mortgagor, Coy Huffman, Jr. & Leroy Hamilton, As Trustees Under T.A.D. May 11, 1976 (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand & No/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1996.

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: on the easterly side of Mauldin Road in the City of Greenville, County of Greenville, at the intersection of Fairforest Way, containing 2.53 acres, and being more particularly shown on plat of Property of Coy L. Huffman, Jr., prepared by Jones Engineering Service, dated February 2, 1976, and recorded in the office of the R.M.C. for Greenville County in Plat Book _____ at Page _____, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Mauldin Road and Fairforest Way and running thence along the southerly edge of the right-of-way of Fairforest Way the following courses and distances: N. 62-14 E. 100 feet to an iron pin; N. 59-08 E. 100 feet to an iron pin; N. 54-08 E. 100 feet to an iron pin; N. 48-53 E. 100 feet to an iron pin; N. 44-18 E. 45 feet to an iron pin at common corner of other property of grantors (shown as Wenwood Prop.); thence turning and running along Wenwood Property with the center line of a branch as the property line, the following courses and distances: S. 3-54 E. 124.2 feet; S. 54-50 E. 76 feet; S. 56-05 E. 64 feet to an iron pin; S. 10-48 E. 83.2 feet to an iron pin in line of other property of grantors, shown as Wenwood Prop.; thence turning and running along said property, S. 71-05 W. 524.6 feet to iron pin on the easterly edge of the right-of-way of Mauldin Road; thence turning and running along the edge of said right-of-way of Mauldin Road, N. 2-54 W. 91.6 feet to old iron pin; thence N. 1-18 W. 99.6 feet to old iron pin; thence continuing along the edge of said right-of-way N. 1-26 E. 9.7 feet to iron pin on Fairforest Way, the point of beginning.



which has the address of Route #10, Mauldin Road, Greenville
[Street] [City]
S. C. 29607 (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.

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