

MORTGAGE

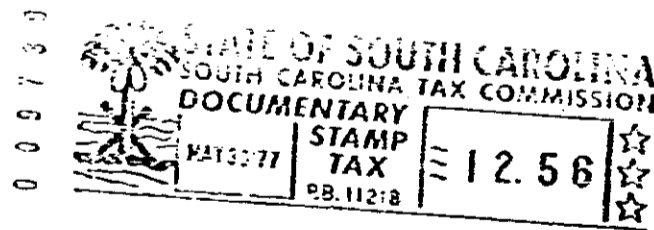
THIS MORTGAGE is made this 27th day of May, 1977, between the Mortgagor, Richard L. Hunter, Jr. and Carolyn Hunter (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-one Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 27, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1977

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: being shown and designated as Lot Number 5 of a subdivision known as Woodruff Road Heights, according to plat thereof prepared by Jones Engineering Service, dated April 1971, recorded in Plat Book 4-G at Page 159 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Angie Lane at the joint front corner of Lots 5 & 6 and running thence with the line of Joint lots, S 73-00 E 350 feet to an iron pin at the corner of Lot 12; thence with the line of Lots 12 and 13, S 29-19 W 369.5 feet to an iron pin at the corner of Lot 3; thence with the rear line of lots 3 and 4, N 44-40 W 350 feet to an iron pin on the Eastern side of Angie Lane; thence with the Eastern side of said Lane, the following courses and distance, to-wit: N 36-00 E 84.6 feet, N 23-20 E 85.2 feet and N 17-00 E 30.7 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of David S. Ratenski dated May 27th, 1977 and recorded of even date herewith.



which has the address of 5 Angie Lane, Simpsonville, Greenville County, SC 29680
(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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