

FILED
GREENVILLE CO. S. C.

OCT 28 4 09 PM '77
DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE

BOOK 1414 PAGE 217

Mail to:
Family Federal Savings & Loan Assn.
Drawer L
Greer, S.C. 29651

THIS MORTGAGE is made this 28th day of October, 1977, between the Mortgagor, Frank W. Hinton, Jr. and Emma F. Hinton, (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd. Greer, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand One Hundred and No/100 (\$31,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 November 1, 2007;

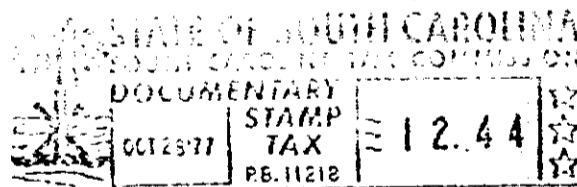
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the County of Greenville, State of South Carolina, known as Lot No. 37 on plat of Edwards Forest recorded in the R. M. C. Office for Greenville County in Plat Book "EE," at Page 105, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road, joint front corner of Lots Nos. 37 and 38 and running thence along the western side of Edwards Road, S. 27-39 E. 90.2 feet to an iron pin; thence S. 70-37 W. 196.5 feet to an iron pin; thence N. 58-42 W. 43.3 feet to an iron pin in the rear lot line of Lot No. 35; thence N. 19-23 W. 56.4 feet to an iron pin; thence along the joint line of Lots 37 and 38 S. 70-37 W. 217.7 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed of Joint Ventures, Inc., dated October 28, 1977, and recorded in the R. M. C. Office for Greenville County on October 28, 1977.

The mailing address of the Mortgagee herein is Post Office Drawer L, Greer, South Carolina 29651.



which has the address of Lot 37, Edwards Forest, Edwards Road, Taylors, South Carolina 29687 (herein "Property Address");

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.

4328 RV-2