

# MORTGAGE

THIS MORTGAGE is made this 1st day of August, 1979, between the Mortgagor, Susan W. Huffman (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Three Thousand Two Hundred Fifty and NO/100ths (\$33,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008;

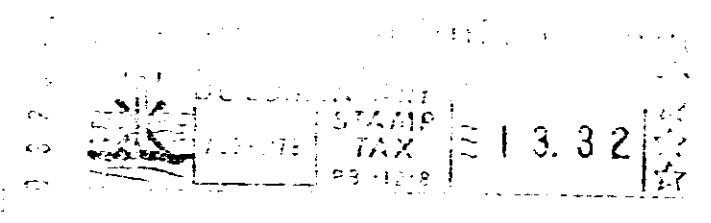
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 City and County of Greenville, State of South Carolina on the south side of Watts Avenue and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Watts Avenue, which iron pin is 285 feet in an easterly direction from the southeastern corner of the intersection of Watts and Jones Avenues and running thence along the south side of Watts Avenue S. 89-08 E. 65 feet to a point; thence S. 0-55 W. 202 feet to a point; thence N. 89-08 W. 65 feet to a point; thence N. 1-18 E. 202 feet to the point of beginning.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This being the same property conveyed unto Susan W. Huffman by deed of Jennie S. Bishop, dated September 8, 1976, recorded September 21, 1976, in the RMC Office for Greenville County in Deed Book 1043 at Page 237.



which has the address of Lot #6.17 Watts Avenue Greenville  
(Street) (City)  
South Carolina 29601 (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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