

FILED CO. S. C.
RECORDED

1443 9-5-78

MORTGAGE

THIS MORTGAGE is made this 7th day of September, 1978, between the Mortgagor, **HAROLD L. HUFFMAN and ANN L. 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 **Forty-Eight Thousand and NO/100ths (\$48,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **September 7, 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 **March 1, 2008**.

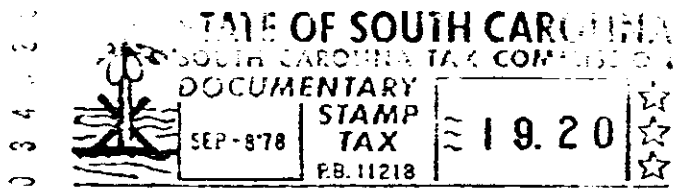
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southeastern side of Forest Lane being known and designated as Lot No. 49 on a plat of Section One, Meyers Park dated August 27, 1976 by C. O. Riddle, Surveyor, and recorded in Plat Book 5-P at Page 53 in the R.M.C. Office for Greenville County and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Southeastern side of Forest Lane, joint front corner of Lots Nos. 48 and 49 and running thence with the joint side Lot Line of said Lots, S. 54-32 E. 165.85 feet, more or less, to a point at the rear of said lots; thence along the rear of Lot No. 49, N. 32-44 E. 123.17 feet, more or less, to a point joint rear corner of Lots Nos. 49 and 50; thence with the joint line of said lots N. 54-32 W. 160.0 feet, more or less, to a point on the Southeastern side of Forest Lane joint front corner of said lots; thence with said Lane S. 35-28 W. 123.03 feet, more or less, to the beginning corner.

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 Harold L. Huffman and Ann L. Huffman by deed of *H. B. A. Properties of June 8, 1977* and recorded in the R.M.C. office for Greenville County, in Deed Book *1058-245*.



which has the address of Lot #49, Forest Lane Greenville
(Street) (City)
South Carolina (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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