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GREENVILLE SOUTH CAROLINA MORTGAGE

THIS MORTGAGE is made this 16th day of October 1978, between the Mortgagor, DAVID R. HOFFMAN and OLGA S. HOFFMAN (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand Six Hundred Thirteen and 41/100ths (\$25,613.41) Dollars, which indebtedness is evidenced by Borrower's note dated October 16, 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 October 1, 2001;

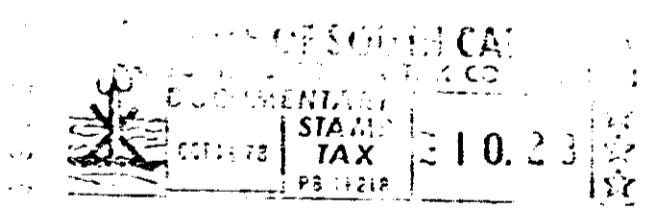
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain 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 Northern side of the intersection of Pryor Road and Crafton Street, and being shown and designated as Lot No. 32 on a plat of AVONDALE FOREST, Section 2, made by Piedmont Engineers and Architects, dated August 13, 1964, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB, Page 36, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Pryor Road, and running thence N. 41-18 W., 137.3 feet to a point; thence S. 48-44 W., 150 feet to a point on the Northern side of Crafton Street; thence with the Northern side of Crafton Street, S. 41-16 E., 109.5 feet to a point; thence with the curve of the intersection of the said Crafton Street and Pryor Road, N. 85-58 W., 35.7 feet to a point; thence continuing with the Northern side of Pryor Road, N. 49-49 W., 125 feet to a point and place 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 David R. Hoffman and Olga S. Hoffman by deed of Thomas R. Moore and Clintia P. Moore dated and recorded concurrently herewith.



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which has the address of Lot 32, Pryor Road Greenville, South Carolina (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.

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