

Box 408, Greenville, S. C. 29602

FILED  
GREENVILLE CO. S. C.

BOOK 1452 PAGE 374

**MORTGAGE**

THIS MORTGAGE is made this 7th day of December, 1978 between the Mortgagor, Burton E. Hazard and Barbara W. Hazard, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

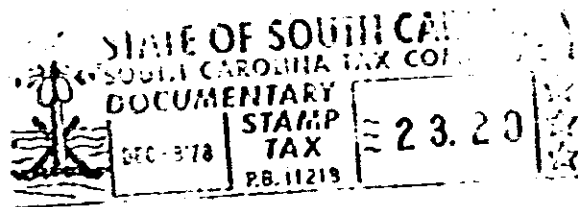
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 7, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009;

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 lying in the State of South Carolina, County of Greenville, shown as Lot 32 River Downs recorded in Plat Book 4R at page 75 and having the following courses and distances according to said plat:

BEGINNING at an iron pin on Shetland Way, joint front corner of Lots 32 and 33 and running thence with the joint line of said lots, N. 43-00 E. 285.00 feet to an iron pin at joint rear corner of said lots; thence along the rear line of Lot 32, S. 42-28 E. 93.17 feet and S. 36-33 E. 80.12 feet to an iron pin, joint rear corner of Lots 31 and 32; thence along the joint line of Lots 31 and 32, S. 57-38 W. 30 feet and S. 57-38 W. 265 feet to an iron pin on Shetland Way; thence along said Way, N. 27-52 W. 15.0 feet; thence N. 15-11 W. 50 feet and N. 27-52 W. 35.0 feet to the point of beginning.

Being the same property conveyed by Heritage Homes, Inc. by deed recorded herewith.



which has the address of Route 4, Shetland Way, Greer, S. C. 29651, (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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