

MORTGAGE

THIS MORTGAGE is made this 16TH day of December, 1978, between the Mortgagor, Donald W. Hanst and Linda T. Hanst

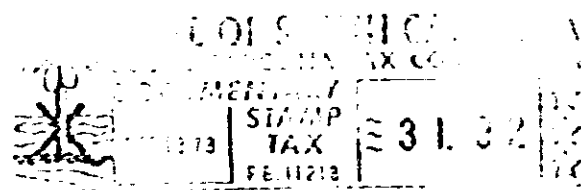
(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Nine Thousand Eight Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 18, 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 December 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: on the south-eastern side of Plantation Drive, being known and designated as Lot 105 on a plat of Holly Tree Subdivision, Phase II, Section III, prepared by Piedmont Engineers and Architects, dated August 17, 1977, and recorded in the R&C Office for Greenville County, South Carolina in Plat Book 6-H, at Page 10, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern edge of Plantation Drive at the joint front corner of Lots 104 and 105 and running thence with Plantation Drive N. 41-00 E. 30 feet to an iron pin; thence with Plantation Drive 105 feet to an iron pin at intersection of Plantation Drive and Greenview Court; thence with the intersection N. 83-39 E. 35.35 feet to an iron pin on the southwest edge of Greenview Court; thence with the edge of Greenview Court S. 51-20 E. 15 feet to an iron pin on the cul-de-sac of Greenview Court; thence with the curve of cul de sac S. 16-46 E. 35.38 feet to an iron pin; thence S. 63-23 E. 45 feet to an iron pin at joint front corner of Lots 105 and 106; thence with joint line of Lots 105 and 106 S. 4-00 W. 145.70 feet; thence S. 79-28 W. 59.15 feet to an iron pin at rear corner of Lots 104 and 105; thence with the joint line of said Lots N. 46-00 W. 165 feet to an iron pin on Plantation Drive, being the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Paul A. Halas, Jr. and Shirley D. Halas recorded in the R&C Office for Greenville County, South Carolina simultaneously herewith.



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which has the address of 101 Greenview Court, Simpsonville,
(Street) (City)
South Carolina 29681 (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 seized 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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