

FILED
GREENVILLE CO. S. C.

JAN 10 9 25 AM '79

DONNIE S. TANKERSLEY
R.M.C.

1044-820

MORTGAGE

THIS MORTGAGE is made this 5th day of January, 1979, between the Mortgagor, Shadie Armstrong 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").

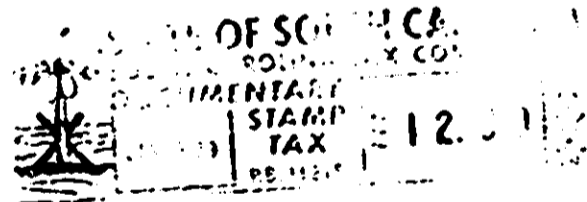
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand and No/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 5, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1st, 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, situate, lying and being on the eastern side of Rockwood Drive in the aforesaid County and State, being shown and designated as Lot No. 6 on Plat of Meyers Park, Section One, dated September 27, 1976, prepared by C. O. Riddle, RLS, recorded in Plat Book 5P at Page 53 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the eastern side of Rockwood Drive at the joint front corner of Lots No. 5 and 6 and running thence with the common line of said lots N. 87-41 E. 166.61 feet to an iron pin at the joint rear corner of said lots; thence S. 7-59 W. 121.97 feet to an iron pin at the joint rear corner of Lots No. 6 and 7; thence along the common line of said lots S. 87-41 W. 144.8 feet to an iron pin at the joint front corner of said lots on the eastern side of Rockwood Drive; thence along said drive N. 2-19 W. 120 feet to an iron pin, the point of beginning.

DERIVATION: Deed of HBA Properties, Inc., recorded October 21, 1976 in Deed Book 1044 at Page 917.



which has the address of 266 Rockwood Drive, Greenville, S. C. 29605

(Street) (City)
..... (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.

RECORDED
280

4328 RV.2