

RECORDED
1979 JAN 23

1979-021

MORTGAGE

THIS MORTGAGE is made this 19th day of January, 1979, between the Mortgagor, JEFFREY M. HOFFMAN, (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 Forty-seven Thousand Two Hundred Fifty and No/100 (\$47,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 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 September 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 situate, lying and being at the Northwestern corner of the intersection of Baldwin Circle and Blakely Drive, in the City of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 58 as shown on a plat entitled "Revised Plat - Portion of Map No. 1, Verdin Estates", dated January 11, 1978, prepared by C. O. Riddle, Surveyor, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6-B at page 47, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Baldwin Circle at the Joint front corner of Lots Nos. 57 and 58 and running thence with the line of Lot No. 57 N. 84-28 W. 139.18 feet to an iron pin in the line of Lot No. 59; thence with the line of Lot No. 59 N. 3-17 E. 128.82 feet to an iron pin on the Southern side of Blakely Drive; thence with the Southern side of Blakely Drive S. 28-10 E. 201 feet to an iron pin; thence continuing with the Southern side of Blakely Drive S. 84-28 E. 99.35 feet to an iron pin at the intersection of Blakely Drive and Baldwin Circle; thence with said intersection S. 89-28 E. 35.35 feet to an iron pin on the Western side of Baldwin Circle thence with the Western side of Baldwin Circle S. 5-32 W. 105 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Juster Enterprises, Inc., dated January 19, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 29662 at page 212, on January 19, 1979.

which has the address of Baldwin Circle Mauldin, South Carolina 29662 (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.

0627

RV-21