

FILED
GREENVILLE CO. S. C.
MAY 8 2 39 PM '79
DONNIE S. TANKERSLEY
R.H.C.

VOL 1400 PAGE 731

MORTGAGE

THIS MORTGAGE is made this 7th day of May, 1979, between the Mortgagor, Samuel B. Huffling, Sr. and Nellie O. Huffling (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

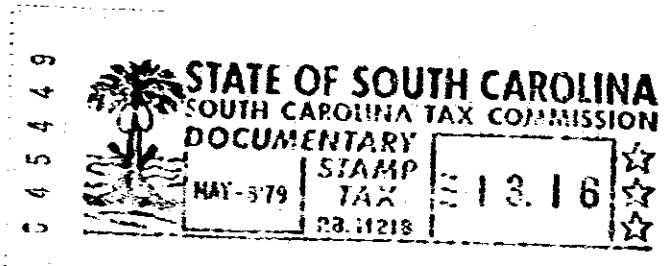
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Two Thousand Nine Hundred and No/100 (\$32,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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:

BEGINNING at an iron pin on Roches Terrace Drive, which is approximately 310 feet from the Geer Highway and running thence S. 66 - 20 E. 781.3 feet to an iron pin; thence, S. 8-30W. 106.7 feet to an iron pin; thence N. 66-45 W. 807.5 feet to an iron pin on Roches Terrace Drive; thence running with said Drive N. 22-44 E. 108.9 feet to the point of beginning, containing 2.04 acres, more or less.

This is the same property conveyed to Samuel B. Huffling, Sr. and Nellie O. Huffling by deed from Frank P. McGowan, Jr. master dated and recorded August 17, 1978 in the RMC Office for Greenville County, South Carolina in Deed Book 1085 at page 547.

ALL that piece, parcel or tract of land in Bates Township, County of Greenville, State of South Carolina, on Roches Terrace Drive, known and designated as a 2.04 acre lot, more or less, on Plat of Samuel B. Huffling and Nellie O. Huffling, dated February 14, 1979, prepared by Jones Engineering Service and recorded in the RMC Office for Greenville County in Plat Book 7E at Page 59 and have the following metes and bounds referred to hereinabove.



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which has the address of Roches Terrace Drive, Travelers Rest, 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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