

FILED
GREENVILLE CO. S. C.
JUL 8 9 31 AM '79
DONNIE S. TAYLOR, CLERK
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

IF THE PROPERTY IS IN AN AREA THAT IS IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT AS HAVING SPECIAL FLOOD HAZARD WHICH THE NATIONAL FLOOD INSURANCE ACT OF 1968, AS AMENDED, REQUIRES THE BORROWER OF A FLOOD INSURANCE POLICY TO THE LENDER WILL BE REQUIRED.

FOR IN THE FUTURE
This property is insured under the provisions of the Flood Insurance Act.

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES B. HUFFMAN

Greenville, South Carolina

of hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto UNITED FEDERAL SAVINGS & LOAN ASSOCIATION

a corporation organized and existing under the laws of the State of South Carolina hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Five Thousand Six Hundred and No/100----- Dollars (\$ 35,600.00)

with interest from date at the rate of seven and three-fourths per centum (7-3/4 %) per annum until paid, said principal and interest being payable at the office of United Federal Savings & Loan Association, 201 Trade Street in Fountain Inn, South Carolina 29644 or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Fifty Five and 25/100----- Dollars (\$ 255.25) commencing on the first day of August 19 79, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 2009.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville State of South Carolina:

All that certain piece, parcel or lot of land with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, on the southwestern side of Carlton Drive and being known and designated as Lot No. 27 of Pine Valley Estates as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "MM", Page 138 and having such metes and bounds as shown on said plat. Said lot fronts on Carlton Drive 125.20 feet; runs back to a depth on the southern side of 154.8 feet and back to a depth on the northern side of 137.4 feet and has a width across the rear of 60.4 feet.

This is the same property conveyed to the mortgagor by deed of Harriett J. Singleton recorded in the R.M.C. Office for Greenville County on June 8th, 1979, in Deed Book 1164, Page 326.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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