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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

VOL 1469 PAGE 713

MORTGAGE

THIS MORTGAGE is made this 8th day of June, 1979, between the Mortgagor, Carroll B. Hindman and Deborah F. Hindman, (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 Fifty thousand and 00/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's notedated June 8, 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 January 1, 2000;

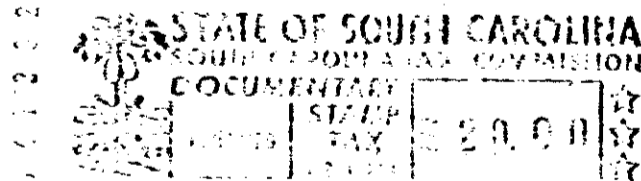
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 southeastern side of a cul-de-sac on Hoppin John Lane, being known and designated as Lot No. 139 on a plat of Pebblecreek made by Enwright Associates, and dated September 17, 1973, said plat being recorded in the RMC Office for Greenville County in Plat Book 5-D at page 3, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Hoppin John Land, joint front corner of Lots 139 and 140 and running thence along the line of said lots S. 62-58 E. 199.62 feet to an iron pin, joint rear corner of Lots 139, 140 and property of Pebblecreek Development; thence along the line of Lot 139 and property of said Pebblecreek Development, S. 34-40 W. 70 feet to an iron pin; thence along said line S. 56-40 W. 78 feet to an iron pin, joint rear corner of Lots 138, 139 and property of Pebblecreek Development; thence along the line of Lots 138 and 139, N. 44-26 W. 147.25 feet to an iron pin on the southeast side of the cul-de-sac on Hoppin John Lane; thence with the curvature of said cul-de-sac an arc distance, the chord of which is as follows: N. 36-30 E. 36 feet to an iron pin; thence N. 7-29 W. 36.7 feet to an iron pin; thence along the southeastern side of said land N. 32-43 E. 25 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Kermit P. Bueker dated March 13, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1098 at page 636.

The mortgagee's address is: PO Drawer 408, Greenville, S. C. 29602



which has the address of Lot 139, Hoppin John Lane, Taylors, (Street) (City)
South Carolina 29687 (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 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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