

Mortgagee's mailing address: P.O. Box 10158, Greenville, S. C. 29603

MORTGAGE

1411-233

THIS MORTGAGE was made this 17th day of August 1979 between the Mortgagor, Charles V. Hinton, Jr. and Janice C. Hinton (herein "Borrower"), and the Mortgagee, Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

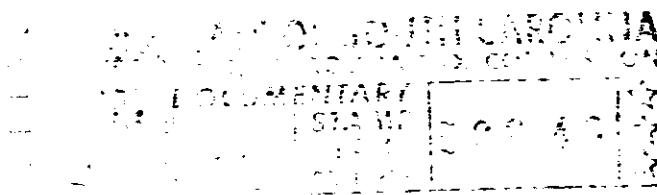
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Six Thousand and 00/100-- Dollars, which indebtedness is evidenced by Borrower's note dated August 1979 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on August 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 of Altamont Forest, Section One, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-H, Pages 42 and 43, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 3 and 4, said iron pin being 272.47 feet in a southerly direction from Altamont Road; running thence along the western side of Persimmon Lane S. 14-33 E. 88.43 feet to an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 4 and 5; thence along the joint line of Lot No. 5, S. 37- 24 W. 30 feet to an iron pin; thence continuing along the joint line of Lot No. 5, S. 24-50 W. 220.3 feet to an iron pin at the joint rear corner of Lot Nos. 4 and 5; thence N. 50-24 W. 145.3 feet to an iron pin at the joint rear corner of Lot Nos. 3 and 4; thence along the common line of Lot No. 3 N. 40-23 E. 267.7 feet to an iron pin; thence continuing along the joint line of Lot No. 3, N. 64-35 E. 30.0 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Joe W. Hiller, of even date, to be recorded herewith.



which has the address of Persimmon Lane Greenville, 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 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.

0418

4328 RV.2