

Nov 13 4 36 PM '79

DONNIE S. TANNERSLEY
R.M.C.

BOOK 1488 PAGE 47

MORTGAGE

THIS MORTGAGE is made this 12th day of November, 1979, between the Mortgagor, John W. Hoag, III and Susan Boyd Hoag, (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-eight Thousand Nine Hundred Seventy-one 888/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 12, 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 Dec. 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, with any improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, designated as Lot 18, Holly Hill Subdivision as shown on plat prepared by C. O. Riddle on February 17, 1977 and amended April 5, 1977, recorded in Plat Book 5-P at page 85, and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the South side of Plantation Drive at the joint front corner of Lots 17 and 18 and running along and with said Drive South 71-32 East 105.35 feet to an iron pin; thence South 16-47 East 185 feet to an iron pin; thence North 71-43 West 192.4 feet to an iron pin; thence North 11-06 East 153 feet to an iron pin at the point of beginning.

DERIVATION: Deed of William D. Jones and Patricia A. Jones recorded in Deed Book 1115 at page 538

RECORDED WITH MACHINE
NOV 13 1979
GREENVILLE, S.C.

which has the address of 28 Plantation Drive, Simpsonville,
South Carolina (herein "Property Address");
(Street) (City) (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 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.

GCTO

1 NC1379
590
4.0001

0047

4328 RV.2