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GREENVILLE, S.C.

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DONNE W. HERSLEY  
R.M.C.

BOOK 1192 PAGE 559

# MORTGAGE

THIS MORTGAGE is made this 4th day of January, 1980, between the Mortgagor, Charles E. Hunt

(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").

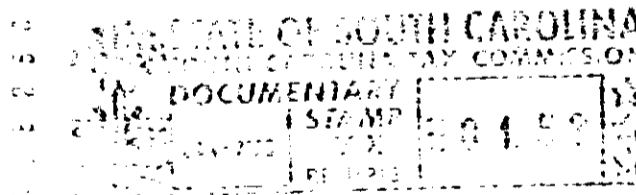
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand, Two Hundred Eighty Four and 38/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February, 1982.....;

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 with all buildings and improvements, situate, lying and being on the eastern side of Wilton Street in the City of Greenville, Greenville County, South Carolina being shown as Lot. No. 27 on a plat of the property of David Kohn, et. al., prepared by W.D. Neves, Surveyor, dated October, 1909, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book E, page 212 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the eastern side of Wilton Street at the joint front corners of Lots Nos. 26 and 27 and running thence with the common line of said lots, S. 76-00 E., 186 feet to an iron pin on the western side of a fourteen (14) foot alley; thence with the western side of said alley, S. 14-00 W., 60 feet to an iron pin at the joint rear corners of Lots Nos. 27 and 28; thence with the common line of said lots, N. 76-00 W., 186 feet to an iron pin on the eastern side of Wilton Street; thence with the eastern side of Wilton Street, N. 14-00 E., 60 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Robert C. Hamer and Nanci A. Hamer to be recorded simultaneously herewith.



which has the address of Lot No. 27, Wilton Street Greenville, S.C. 29601 (State and Zip Code) (Street) (City) (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.

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