

GRANDED
CO. S. C.
PH '80
M.C.
MERSLEY

RD. 1498 PAGE 272

MORTGAGE

THIS MORTGAGE is made this 14th day of March, 1980, between the Mortgagor, Albert R. Hughes, (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 Twenty thousand and No/100ths (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1st, 2010.

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 County of Greenville, State of South Carolina, being known and designated as Lot No. 122 according to a plat entitled, "Heritage Lakes Subdivision", by Heaner Engineering Company, Inc., as revised on October 26, 1977, recorded in the R.M.C. Office for Greenville County in Plat Book 6-H at Page 19, being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on Harness Trail at the joint front corner of Lots 122 and 121 and running thence N. 80-18-57 E. 196.39 feet to an iron pin; thence along the rear of Lot 122 S. 04-00-01 W. 143.35 feet to an iron pin; thence with the joint line of Lot 122 and 123 N. 83-47-45 W. 181.92 feet to an iron pin on Harness Trail; thence with the curve of the northeastern side of Harness Trail, the chord of which is N. 01-44-24 W. 90.34 feet to the point of beginning.

DERIVATION: This being the same property conveyed to the Mortgagor herein by Deed of House & Home Building Corporation, Inc., executed March 14, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1122 at Page 286 on March 18, 1980.

which has the address of Lot 122 Heritage Lakes Subdivision, Harness Trail, Greenville County, SC (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 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.

2720

4328 RV-2