

S. C. Federal S & L
P. O. Box 937
Greenville, S. C. 29602

GREENVILLE, S. C.

BOOK 1501 PAGE 155

UNIFORM INSTRUMENTS
MORTGAGE

THIS MORTGAGE is made this 21st day of April, 1980, between the Mortgagor, LARRY K. HARTMAN and CAROL S. HARTMAN (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

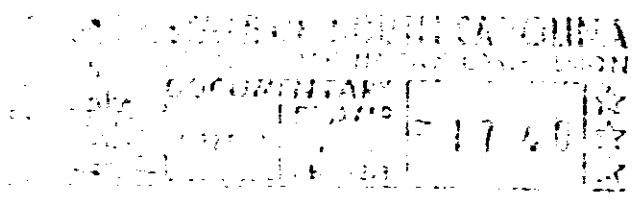
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-THREE THOUSAND FOUR HUNDRED FIFTY Dollars, which indebtedness is evidenced by Borrower's note dated April 21, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 Greenville County, South Carolina, being shown and designated as Lot 49 on a Plat of PINE TREE, recorded in the RMC Office for Greenville County in Plat Book 5-D, at Page 63, and having, according to a more recent survey prepared by Freeland & Associates, dated April 17, 1980, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Pine Tree Drive, joint front corner of Lots 49 and 50, and running thence with the common line of said Lots, N 27-37 W, 110.0 feet to an iron pin; thence with the common line of Lots 48 and 49, N 62-29 E, 153.76 feet to an iron pin on the western side of Needles Drive; thence with Needles Drive, the following courses and distances: S 21-00 E, 25.0 feet to an iron pin; thence S 27-37 E, 50.0 feet to an iron pin; thence with the curve of Needles Drive and Pine Tree Drive, the chord of which is S 17-37 W, 35.35 feet to an iron pin on the northern side of Pine Tree Drive; thence with Pine Tree Drive, S 62-23 W, 125.0 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc., dated April 21, 1980, to be recorded simultaneously herewith.



which has the address of 103 Pine Tree Drive, Simpsonville, S. C. 29681
(Street) (City)
..... (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 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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