

FILED
GREENVILLE, S. C.
APR 20 AM '80
DONNERSLEY

BOOK 1501 PAGE 802

MORTGAGE

THIS MORTGAGE is made this 24th day of April,
1980, between the Mortgagor, Edward C. Hauter,
(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 Fourteen Thousand
Seventy-Seven and 51/100 Dollars, which indebtedness is evidenced by Borrower's
note dated April 24, 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, 2002;

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 unit, situate, lying and being in the State of
South Carolina, County of Greenville, being known and designated as Unit No. 9-M
of TownPark of Greenville, S. C. Horizontal Property Regime, as is more fully
described in Master Deed Dated June 5, 1970, and recorded in the RMC Office for
Greenville County in Deed Vol. 891 at Page 243, as amended by amendment to Master
Deed recorded in the RMC Office for Greenville County on July 15, 1971 in
Deed Vol. 920 at Page 305, and survey and plot plans recorded in Plat Book 4B
at Pages 173, 175 and 177.

This being the same property conveyed to the mortgagor by deed of
H. L. Butler and Ruth H. Butler of even date recorded in the RMC
Office for Greenville County in Deed Book 1124 Page 763.

which has the address of 9-M Town Park, Greenville, S. C. 29607,
(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 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.

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