

FILED
GREENVILLE CO. S. C.
MAY 14 10 53 AM '80

MORTGAGE

DONNIE STANLEY made this 13th day of May 1980, between the Mortgagor, James H. Hughes (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty three thousand one hundred and 00/100 (\$43,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 November 1, 1981.

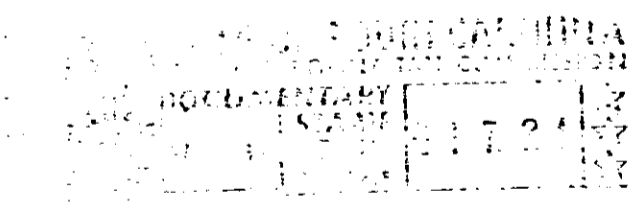
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 State of South Carolina, County of Greenville, being known and designated as Lot No. 10 as shown on plat entitled "Property of George L. Coleman, Jr.", dated June 22, 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in the RMC Office for Greenville County in Plat Book 7-H at page 56, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Williams Road, joint front corner of Lots 10 and 11 and running thence with the common line of said lots S. 18-30 E. 207.2 feet to an iron pin, joint rear corner of said lots; thence along other property of Coleman, S. 73-04 W. 130 feet to an iron pin, joint rear corner of Lots 9 and 10; thence along the common line of said lots N. 18-31 W. 203.7 feet to an iron pin on the southern side of Williams Road, joint front corner of Lots 9 and 10; thence along the southern side of Williams Road, N. 71-29 E. 130 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of George L. Coleman, Jr. dated May 12, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1125 at page 283.

The mortgagee's address is: 203 State Park Road, Travelers Rest, SC 29690



which has the address of Lot 10, Williams Road, Travelers Rest, S. C. 29690 (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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