

REC'D S.C.
JUN 11 PM '80
GREENVILLE
SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of June, 1980, between the Mortgagor, William A. Hughes and Dawn 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 FIFTY-EIGHT THOUSAND AND 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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 July 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 the State of South Carolina, County of Greenville, being known and designated as Lot 3 as shown on a plat of a subdivision known as Pebble Creek, Phase II, Section III, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7C at Page 50, and according to a more recent plat entitled Property of William A. Hughes and Dawn R. Hughes, prepared by Freeland & Associates, dated June 30, 1980, and having the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots 3 and 4 on Stallings Road and running thence S 30-32 W. 100 feet along Stalling Road to an iron pin which is the joint front corner of Lots 2 and 3; thence running N 57-14 W 151.25 feet along the common line of Lots 2 and 3 to an iron pin; thence N 19-13-24 E. 101.98 feet to an iron pin; thence S 57-29 E 171.24 feet along the common line of Lots 3 and 4 to an iron pin, the point of BEGINNING.

Being the same property conveyed to the mortgagor herein by deed from Hamlett Builders, Inc. recorded of even date herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
BOOK 1506 PAGE 668
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which has the address of 706 Stallings Road, Taylors, (City) S.C. 29687 (State and Zip Code) (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.

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