

FILED
GREENVILLE CO. S. C.
NOV 8 3 06 PM '80
SONNENSTANERSLEY
R.M.C.

BOOK 1523 PAGE 681

MORTGAGE

THIS MORTGAGE is made this 6 day of NOVEMBER, 1980, between the Mortgagor, RAYMOND W. HOCK & GERTRUDE F. HOCK, (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 TWO THOUSAND (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 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, 2011.....;

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 shown and designated as Lot 12 on plat of ENOREE HILLS subdivision recorded in plat book MM at page 197. Reference is hereby made to said plat for a more complete description.

This is the same property conveyed to the mortgagors by deed from Milton M. Shockley, Jr. dated October 30, 1980 recorded on November 4, 1980 in the RMC Office for Greenville County, S. C. in deed vol. 1136 page 723.

The within renegotiable rate mortgage is modified by the terms and conditions of the attached renegotiable rate mortgage rider which is attached hereto and made a part of the mortgage instrument.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
STAMP
NOV 12 1980
\$20.80

which has the address of Lot 12, Enoree Circle ENOREE HILLS Taylors, South Carolina 29687 (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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