

FILED  
S.C.  
OCT 12 AM '80  
DUNN  
HARRISLEY  
S.C.

1521 887

# MORTGAGE

THIS MORTGAGE is made this Tenth day of October 1980, between the Mortgagor, Julius Hinton and Louise Hinton (herein "Borrower"), and the Mortgagee, the Greenville County Redevelopment Authority whose address is Box PP-54 Bankers Trust Plaza, Greenville, SC 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Eight Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 June 30, 2000

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 384, Section Two, "Subdivision for Abney Mills, Brandon Plant, Greenville, South Carolina", on a plat prepared by Dalton & Neves, February, 1959, recorded in Plat Book QQ at Pages 56-59, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Perrin Street at the joint front corner of Lots 384 and 385 and running thence S. 42-56 W. 95 feet to an iron pin; thence S. 87-15 W. 60 feet to an iron pin; thence N. 16-56 W. 54.8 feet to an iron pin; thence N. 47-40 E. 96 feet to curve (the chord of which is N. 89-42 E.) 22 feet to an iron pin on Perrin Street; thence with Perrin Street S. 47-04 E. 64-9 feet to the point of beginning.

This conveyance is made subject to all restrictions, set back lines, roadways, easements, and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

This being the property conveyed to the mortgagor be deed from the Greenville County Redevelopment Authority dated May 12, 1980, and recorded in the RMC Office for Greenville County in Deed Book 1126 at Page 799.

which has the address of 3 Perrin Street, Greenville, SC 29611 (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 casements, 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.

GCTC --- 1 NC1780 744

4.00C1

0806

4328 RV-2