

FILED
GREENVILLE CO. S. C.
JUL 21 11 14 AM '81
DONNIE BANKERSLEY
R.M.C.

FIRST FEDERAL
SAVINGS & LOAN ASSN.
OF SOUTH CAROLINA

BOOK 1547 PAGE 461

MORTGAGE

THIS MORTGAGE is made this 17th day of July,
1981, between the Mortgagor, Francis K. & Georgia E. Hinnant
(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 \$10,142.08
Dollars, which indebtedness is evidenced by Borrower's
note dated July 17, 1981, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1991
.....;

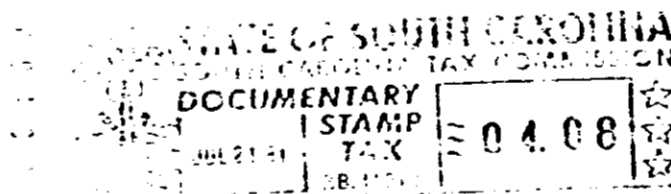
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 Butler Township, County
of Greenville, State of South Carolina, designated as Lot No. 13 and the eastern portion of Lot
No. 14, on a plat of Rodgers Valley Heights, prepared by CO Riddle, registered land surveyor,
November 1954 and recorded in the RMC office for Greenville County in Plat book GG at page 103,
and having according to the plat thereof, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Howell Circle at the joint front corner of lots
No.s 12 and 13, and running thence along Howell Circle N 68-32 W 375.5 feet to a point near
the center of lot no. 14; thence along a new line across the approximate center of lot no. 14
N. 16-26 E. 285 feet to a point on the line of lot no. 8 thence along the southern side of
lots no.s 8 and 9, N. 85-49 E. 466.8 feet to an iron pin; thence along the western line of
lots no. 11 and 12, S. 23-53 W. 486.8 feet to the point of beginning, containing 3.43 acres,
more or less.

This being the same property conveyed to the mortgagor by deed of W. Ben Singleton and recorded
in the RMC office for Greenville County on November 2, 1964 in Deed book 760 at page 579.

This is a second mortgage and is Junior in Lien to that mortgage executed by Francis K. and
Georgia E. Hinnant to Pilot Life Insurance Company which mortgage is recorded in RMC office
for Greenville County in book 1125 at page 433.



which has the address of 123 Howell Circle Greenville
(Street) (City)
SC 29615 (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.

SOUTH CAROLINA — 1 to 4 Family—6 75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendment adding Para 24)

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