

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1548 PAGE 873

AUG 3 11 23 AM '81

DONNE S. BANKERSLEY
THIS MORTGAGE is made this 31st day of July 1981 between the Mortgagor, Donald E. and E. Jeanette Hoffman (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 225, Columbia, S.C. 29202 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Thirty Eight Thousand and no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 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, 2011

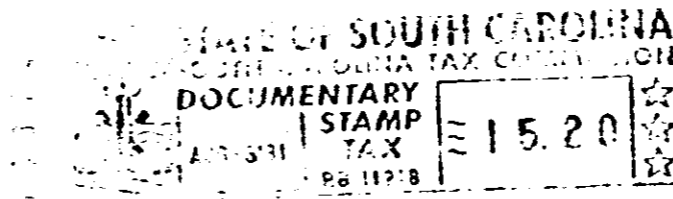
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with any and all improvements thereon, lying, being and situate in the Town of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 774 on a plat entitled "Westwood, Section VI" (sheet no. 1 of 2 sheets), recorded in Plat Book 4X at page 100 in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Yellow Wood Drive, joint front corners of Lots 774 and 775, and running thence along the joint line of said lots N. 5-08 E. 156.23 feet to a point at a manhole, joint rear corner of lots 774 and 775; thence S. 79-07 E. 90 feet to an iron pin, joint rear corner of lots 774 and 773; thence along the joint line of said lots S. 5-15 W. 135.95 feet to an iron pin on the northerly side of Yellow Wood Drive, joint front corner of lots 774 and 773; thence along the northerly side of Yellow Wood Drive S. 87-59 W. 90 feet to the point of beginning.

This is the identical property conveyed to Donald E. Hoffman and E. Janette Hoffman by Harry P. Moats and Laura S. Moats by deed recorded simultaneously herewith.

This property is conveyed subject to those certain restrictions that appear of record in Deed Book 1013 at page 61 in the R.M.C. Office for Greenville County, S.C., and such other restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way affecting said property as appear of record and also by inspection of the premises.



which has the address of 1307 Yellowood Drive, Simpsonville, S.C. 29681 (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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