

FILED
GREENVILLE CO. S. C.

BOOK 1551 PAGE 419

AUG 31 3 10 PM '81

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 31st day of August,
1981 between the Mortgagor, James M. Hurt and Patricia C. Hurt,
(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").

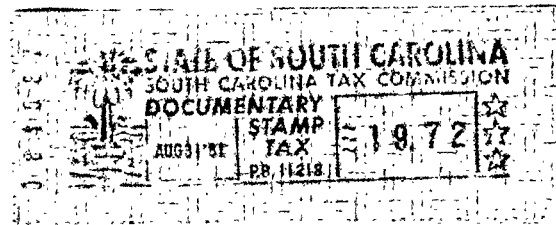
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-nine thousand
two hundred fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's
note dated _____, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____
...September 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 piece, parcel or lot of land situate, lying and being in the State of
South Carolina, County of Greenville, known and designated as Lot 197 on plat of
Brentwood, Section No. IV, as shown on a plat recorded in the RMC Office for
Greenville County in Plat Book 5D at page 43; and by a more recent plat entitled
"Property of James M. Hurt and Patricia C. Hurt," prepared by Richard D. Wooten,
RLS #4678, on August 26, 1981 and recorded in the RMC Office for Greenville County
in Plat Book 8-T at page 21; and having, according to the more recent plat,
the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Brentwood Way, joint front corner
of Lots 198 and 197, and running thence N. 79-25 E. 130.0 feet to an iron pin;
thence turning and running along the joint line of Lots 197 and 196, S. 16-56 E.
168.9 feet to an iron pin on Brentwood Way, approximately 514.0 feet from Shaddock
Drive; thence running along Brentwood Way as follows: N. 82-43 W. 73.4 feet;
N. 52-09 W. 71.94 feet; N. 37-07 W. 71.53 feet; and N. 08-50 W. 27.55 feet to an
iron pin, being the point of BEGINNING.

This being the identical property conveyed to the mortgagors by deed of James
Leary Builders, Inc., to be recorded of even date herewith.



which has the address of 905 Brentwood Way Simpsonville,
(Street) (City)
South Carolina 29681 (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 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.

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

GCTC --- 1 AU31 81 1401

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