

MORTGAGE

FILED GREENVILLE CO. S.C.

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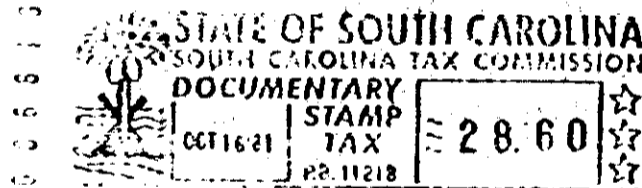
THIS MORTGAGE was made this 15th day of October 1981 between the Mortgagor, JOHN A. HINSON and MARCIA H. HINSON (herein "Borrower"), and the Mortgagee, CHARTER MORTGAGE COMPANY, a corporation organized and existing under the laws of the State of Florida, whose address is P. O. Box 2259, Jacksonville, Florida, 32232 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-One Thousand Five Hundred and No/100 (\$71,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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 November 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, being known and designated as Lot No. 204 of a subdivision known as Canebrake II, Sheet 1, according to a revised plat thereof prepared by Arbor Engineering, Inc. dated June, 1979, and revised November 21, 1979, being recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-C, at Page 69, and having such metes and bounds as shown thereon.

This being the same property conveyed to the Mortgagors herein by deed Foxfire Properties, Inc., to be executed and recorded of even date herewith.



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which has the address of 102 Revere Court Greer, S.C., 29651 (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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