

FILED
GREENVILLE, S.C.

DEC 31 3 29 PM '81

DONN R. HARRISLEY
R.H.C.

BOOK 1560 PAGE 892

MORTGAGE

THIS MORTGAGE is made this 31st day of December, 1981, between the Mortgagor, Duff Perry Hughes (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

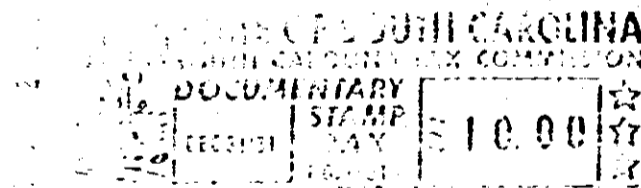
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2002;

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 in Greenville County, State of South Carolina, in Town of Fountain Inn, and being shown on plat prepared by J. L. Montgomery, III, R.L.S., dated July 17, 1974, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a fence post on the southwesterly side of North Weston Street Extension, which fence post is located S. 32-53 E. 122 feet from an old iron pin and running thence along the southwesterly side of North Weston Street Extension S. 32-53 E. 106.05 feet to an iron pin; thence running S. 54-39 W. 157.76 feet to an iron pin; thence N. 33-20 W. 61.29 feet to an old iron pin; thence along property now or formerly of Mrs. Lloyd Gault N. 39-03 E. 165.96 feet to the beginning corner.

Being the same property conveyed to the mortgagor herein by deed of Sharon P. Domen of even date herewith and which said deed is being recorded simultaneously with the within instrument.



which has the address of 603 N. Weston Street, Fountain Inn, South Carolina 29644 (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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