

FILED
 SEP 29 1982
 Donnie S. Tankersley
 RMC

MORTGAGE

This MORTGAGE is made this 20th day of September 1982, between the Mortgagor, Ross C. Hanna and Matilda C. Hanna (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

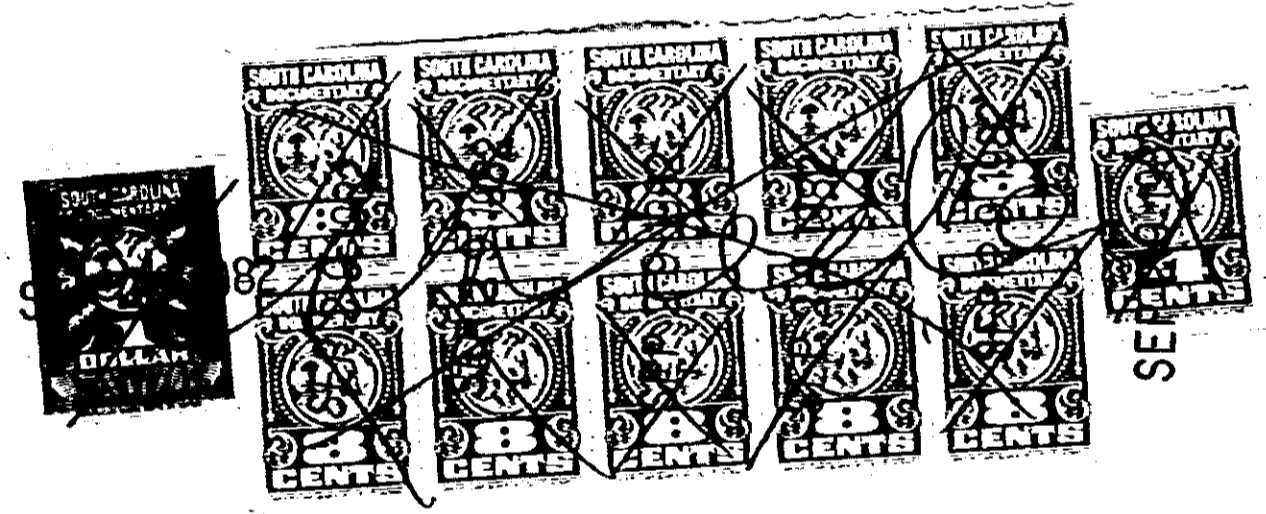
WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 4,572.84 which indebtedness is evidenced by Borrower's note dated September 20, 1982 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1986

TO SECURE to Lender 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, 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 lying in the State of South Carolina, County of Greenville, shown as Lot 12 on plat of White Oak Hills, Section One, recorded in Plat Book 7C at page 33 and having the following courses and distances:

BEGINNING at an iron pin on Green Fern Drive, joint front corner of Lot 12 and other property and running thence along the line of Lot 12, N. 78-45 E. 150 feet to an iron pin; thence along the rear line of Lot 12, S. 11-15 E. 90.0 feet to an iron pin, joint rear corner of Lots 12 and 11; thence with the joint line of said Lots, S. 78-45 W. 150.0 feet to an iron pin on Green Fern Drive; thence with said Drive, N. 11-15 W. 90.0 feet to an iron pin, the point of beginning.

Being the same property conveyed by Bobby Joe Jones Builders, Inc. by deed recorded herewith.



Lot 12 Green Fern Drive
 which has the address of . . . Route 1, 1104 Greenfern Drive, Greenville, South Carolina . . . 29611 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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