

GREENVILLE, S.C.
DEC 16 2 35 PM '82
JOHN W. ANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 16 day of December, 1982, between the Mortgagor, Robert H. Hughes and Janice A. Hughes, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013;

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.

Beginning at an iron pin on the Eastern side of said road at corner of Samuel Steven Dillard lot and running thence with the Eastern side of said road S. 27-10 W. 80 feet to iron pin; thence still with the Eastern side of said road S. 24-10 W. 46.2 feet to an iron pin at corner of other property of the within grantor; thence with other property of the within grantor, S. 71-50 E. 219.3 feet to an iron pin; thence N. 18.10 E. 125 feet along other property of the within grantor to rear corner of the Samuel Steven Dillard lot; thence with Dillard Lot N. 71-50 W. 202 feet to the beginning corner and containing 0-60 of an acre more or less.

DERIVATION: This is the same conveyed to the within mortgagors by Lillian Farley Smith by deed recorded 9/21/71 in Deed Book 925, Page 480, Greenville County R.M.C. Office.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 15 1982
PP. 11213
30.00

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which has the address of 127 Windsor Road, Greer, South Carolina 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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