

FILED
S.C.

MORTGAGE

BOOK 1590 PAGE 569

DEC 30 3 13 PM '82

THIS MORTGAGE is made this Thirtieth (30) day of December 1982, between the Mortgagor, WILLIAM F. HIBBARD and MARY J. HIBBARD (herein "Borrower"), and the Mortgagee, MORTGAGE CORPORATION OF THE SOUTH, a corporation organized and existing under the laws of Alabama, whose address is 2119 6th Avenue, North, Birmingham, Alabama 35202 (herein "Lender").

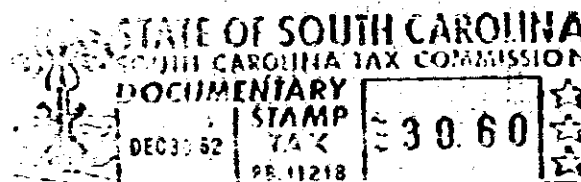
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-Nine Thousand and No/100 (\$99,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 550, Sugar Creek Subdivision, Map Four, Section Two, plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book 8-P, at Page 62, dated September 4, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cherrywood Trail, joint front corners of Lots Nos. 549 and 550, and running thence with said Cherrywood Trail, the chord of which is S. 85-44-18 W. 188.71 feet to an iron pin, joint front corners of Lots Nos. 538 and 550, and running thence with the eastern side of Lots Nos. 538 and 539, N. 33-04-33 E. 195.67 feet to an iron pin, joint rear corners of Lots Nos. 539 and 550; thence turning and running with the line of Lot No. 549, S. 28-30 E. 170.60 feet to an iron pin, being the point of beginning.

Derivation: Cothran and Darby Builders, Inc., Deed Book 1179, at Page 895, recorded December 20, 1982.



which has the address of Cherrywood Trail, Greer, SC 29651,
[Street] [City]
..... (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 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.