

P. O. Box 2568  
Greenville, SC 29602

BOOK 1590 PAGE 631

RECORDED  
DEC 30 1982  
3:25 PM '82

# MORTGAGE

THIS MORTGAGE is made this 30th day of December 1982, between the Mortgagor, Michael R. Hoffman and Gail S. Hoffman (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 2568, Greenville, South Carolina 29602 (herein "Lender").

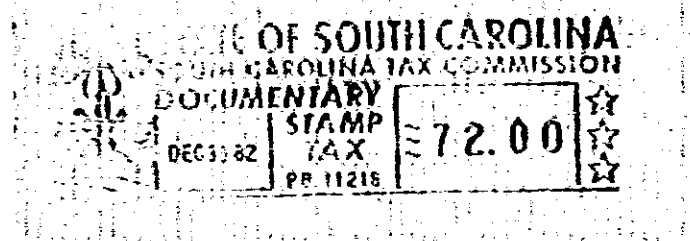
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred, Eighty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lots 10 and 12 of W. P. McBee Estate, as shown on plat recorded in the RMC Office for Greenville County in Plat Book A at Page 82, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Pinckney Street, front corner of Lot 8; thence turning and running along the line of Lot 8, S. 40-36 W. 142.7 feet to an iron pin on Briggs Lane; thence turning and running along said Lane, N. 43-15 W. 143.1 feet to an iron pin; thence turning and running N. 39-54 E. 125.0 feet to an iron pin on the south side of Pinckney Street; thence continuing along said Street, S. 50-30 E. 144.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Mark E. Coburn and Miles M. Adair, of even date, to be recorded herewith.



which has the address of 17 Pinckney Street, Greenville, South Carolina 29601 (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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