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JUN 27 1983
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BOOK 1613 PAGE 735

MORTGAGE

THIS MORTGAGE is made this 28th day of June, 1983, between the Mortgagor, Paul Hughes, Jr. and Susan M. 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").

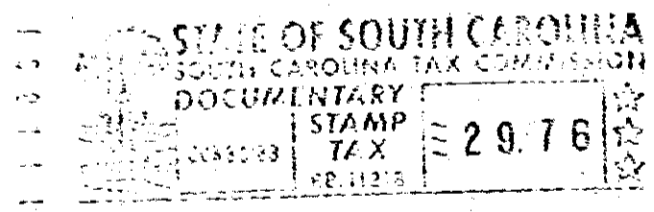
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-four Thousand Four Hundred and NO/100-----Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 County of Greenville, State of South Carolina, being shown and designated as the greater portion of Lot 12 and a portion of Lot 11 of Lake Forest Subdivision on a plat entitled "Property of Paul Hughes, Jr. and Susan M. Hughes" as recorded in Plat Book 96 at Page 84 in the RMC Office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Lake Fairfield Drive approximately 98.2 feet from the intersection of Lake Fairfield Drive and Bery Hill Road and running thence N 56-01 W 220.6 feet to an iron pin, thence N 9-04 E 120 feet to an iron pin, thence S 56-14 E 267.5 feet to an iron pin, thence S 33-19 W 90 feet to an iron pin, thence S 26-30 W 20 feet to an iron pin, the poin of BEGINNING.

This being the same property conveyee to the Mortgagors by deed of William F. Hooper and Iris R. Hooper, dated June 28, 1983 and recorded June , 1983 in Deed Book 1191 at Page 417 in the RMC Office for Greenville County, South Carolina.



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which has the address of 106 Lake Fairfield Drive, Greenville, (Street) (City), S.C. 29615 (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.

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