

FILED  
GREENVILLE, S.C.

JUL 29 1 20 PM '83

MORTGAGE

DONNIE S. TAYLOR  
R.M.C.

THIS MORTGAGE is made this 25th day of July, 1983, between the Mortgagor, Sam H. Hunt

, (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 Eighty Six Thousand Five Hundred and no/100 (\$86,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 August 1, 2008.....;

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 lot of land in Greenville County, South Carolina, known and designated as Lot Number One Hundred Eighty Two (182) as shown on a plat entitled Chanticleer, Section V., made by Webb Surveying and Mapping Company, dated July, 1970, and recorded in the R.M.C. Office for Greenville County in Plat Book "4F" at page 41, and having, according to said plat, the following metes and bound, to-wit:

BEGINNING at an iron pin on the West side of Garden Trail, at the joint front corners of lots 182 and 183, and running thence N. 42-54 W., 152.8 feet to an iron pin; thence S. 53-31 W., 153.3 feet to an iron pin; thence S. 56-46 E., 161.5 feet to an iron pin on the right-of-way of Garden Trail; thence running along the curve of the right-of-way of Garden Trail, the chord of which is N. 35-53 E., 60 feet to an iron pin; thence continuing along the curve of the right-of-way of Garden Trail, the chord of which is N. 71-15 E., 60 feet to an iron pin, the point of beginning.

This is the same property heretofore conveyed to the Mortgagor and Joan K. Hunt by deed of J.E. Meadors dated April 28, 1976 and recorded on April 28, 1976, in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1035 at page 431. Joan K. Hunt conveyed her interest (1/2) in the above property to the Mortgagor by deed recorded simultaneously herewith.

which has the address of 104 Garden Trail Greenville, S. C. 29605 (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 seized 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.

1983

2004

RECORDED  
JUL 29 1983  
R.M.C.