

FILED
GREENVILLE, S.C.

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MORTGAGE

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THIS MORTGAGE is made this 3rd day of February, 1984, between the Mortgagor, JAMES D. HOPKINS AND GWENDOLYN W. HOPKINS, (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").

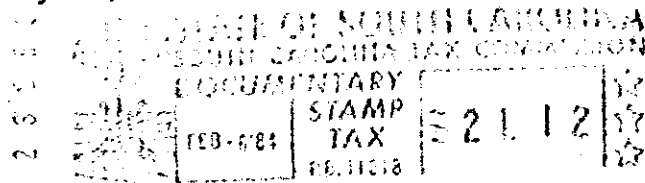
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY TWO THOUSAND EIGHT HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2014.....;

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 Lot No. 106 on a plat of POWDERHORN, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7-C at Page 4, and having, according to a more recent plat prepared by Freeland and Associates, dated February 2, 1984, entitled "Property of James D. Hopkins and Gwendolyn W. Hopkins", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corners of Lots 106 and 107 and running thence N. 37-00 E. 139.0 feet to an iron pin; thence running with the line of Lot 105, S. 83-38 E. 75.74 feet to an iron pin; thence turning and running with Powderhorn Road S. 1-19 W. 80.0 feet to an iron pin; thence continuing S. 3-05 E. 60.0 feet to an iron pin; thence running with the intersection of Powderhorn Road and Lexington Court S. 46-20 W. 32.53 feet to an iron pin; thence running with Lexington Court, the following courses and distances, N. 84-16 W. 16.35 feet to an iron pin N. 77-32 W. 46.0 feet to an iron pin, N. 68-59 W. 25.0 feet to an iron pin and N. 53-00 W. 65.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Perry E. Burton, dated February 3, 1984 and recorded simultaneously herewith.



which has the address of 102 Lexington Court Simpsonville,
(Street) (City)

South Carolina 29681 (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 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.

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