

MORTGAGE

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THIS MORTGAGE is made this 10th day of April 1984, between the Mortgagor, William C. Huffman and Betty E. Huffman, (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 Thousand and no/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 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 April 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 located in the County of Greenville, State of South Carolina, and lying and being at the Northern intersection of Galax Court and Green Valley Drive and being known as Lot #24 of Green Valley Estates, according to a plat recorded in the RMC Office of Greenville County in Plat book QQ at pages 2 and 3, and having, according to a more recent plat entitled, "Property of William C. Huffman and Betty E. Huffman", by Freeland and Associates dated April 4, 1984, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Green Valley Drive and the line of property shown as "Golf Course" and running thence N. 47-32 E. 218 feet to an iron pin on the joint rear corner of Lots 24 and 25; thence with the line of Lot 25 S. 30-26 E. 300 feet to an iron pin on the Northern side of Galax Court; thence with the Northern side of Galax Court S. 70-51 W. 120 feet to an iron pin; thence still with Galax Court S. 74-28 W. 100 feet to an iron pin at the intersection of Galax Court and Green Valley Drive; thence with the curve of the intersection of Galax Court and Green Valley Drive, the chord of which is N. 60-56 W. 42.6 feet to an iron pin on Green Valley Drive; thence with Green Valley Drive N. 16-20 W. 70 feet to an iron pin; thence still with Green Valley Drive N. 27-09 W. 100 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the mortgagors herein by deed of Bankers Trust of South Carolina dated May 14, 1981 and recorded in the office of the RMC for Greenville County in Deed book 1148 at page 70.

which has the address of #1 Galax Court Greenville, South Carolina 29609 (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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