

FILED
OFFICE OF REC. S.C.
APR 27 9 15 AM '84
JOHN S. HUPP & VALERIE W. HUPP
DONNA S. LINDSEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 26th day of April, 1984, between the Mortgagor, JOHN S. HUPP and VALERIE W. HUPP, (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 SIXTY SIX THOUSAND, FOUR HUNDRED & No/100 (\$66,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 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 May 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, on the northwesterly side of Harrogate Court, being shown and designated as Lot No. 18 of a subdivision known as Harrogate Hills, recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 47, and being further shown on a more recent plat made by Freeland & Associates, Engineers and Land Surveyors, dated April 24, 1984, entitled "Property of John S. Hupp and Valerie W. Hupp," and having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Harrogate Court at the joint front corner of Lots Nos. 17 and 18, and running thence with the joint line of said lots, N. 50-42 W. 145.0 feet to a point, the joint rear corner of Lots Nos. 17, 18, 13 and 14; thence turning and running with the joint line of Lots Nos. 13 and 18, N. 39-18 E. 90.0 feet to a point at the joint rear corner of Lots Nos. 12, 13, 18 and 19; thence turning and running with the joint line of Lots Nos. 18 and 19, S. 50-42 E. 145.0 feet to a point on the northwesterly side of Harrogate Court, said point being the joint front corner of Lots Nos. 18 and 19; thence turning and running with the northwesterly side of Harrogate Court, S. 39-18 W. 90.0 feet to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of San Del Builders, dated April 26, 1984, and recorded herewith.

which has the address of 18 Harrogate Court, Simpsonville, South Carolina,
(Street) (City)
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 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.

