

Please mail to:

LAY OFFICES OF
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700 EAST NORTH STREET
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FILED
GREENVILLE, S.C.

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DONALD L. VAN RIPER

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CHARLES V. HINTON, JR.

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, GREENVILLE, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Forty-Five Thousand and 00/100----- (\$ 45,000.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of July, 19 94; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designatd as Lot No. 4 of Altamont Forest, Section One, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978, and recorded in the RMC Office for Greenville County in Plat Book 6-H, Pages 43 and 43, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 3 and 4, said iron pin being 272.47 feet in a southerly direction from Altamont Road; running thence along the western side of Persimmon Lane S. 14-33 E. 88.43 feet to an iron pin on the western side of Persimmon Lane at the joint front corner of Lot Nos. 4 and 5; thence along the joint line of Lot No. 5, S. 37-24 W. 30 feet to an iron pin; thence continuing along the joint line of Lot No. 5, S. 24-50 W. 220.3 feet to an iron pin at the joint rear corner of Lot Nos. 4 and 5; thence N. 50-24 W. 145.3 feet to an iron pin at the joint rear corner of Lot Nos. 3 and 4; thence along the common line of Lot No. 3 N. 40-23 E. 267.7 feet to an iron pin; thence continuing along the joint line of Lot No. 3, N. 64-35 E. 30.0 feet to the point of beginning.

DERIVATION; This is the same property conveyed to the mortgagor herein by Joe W. Hiller by deed dated August 17, 1979, and recorded in the RMC Office for Greenville County on August 17, 1979, in Deed Book 1109, Page 576; and by deed from Janice C. Hinton dated July 18, 1983, and recorded in the RMC Office for Greenville County on July 19, 1983, in Deed Book 1192, Page 620.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
JUN 23 1984
18.00

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