

OCT 21 2 54 PM '75  
DORRIS E. TAYLOR  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 23rd day of October, 1975, between the Mortgagor, David K. Hughes and Joyce M. Hughes (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six Thousand and Four Hundred and no/100 (\$26,400.00) - - - - - Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 1975, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2000

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:

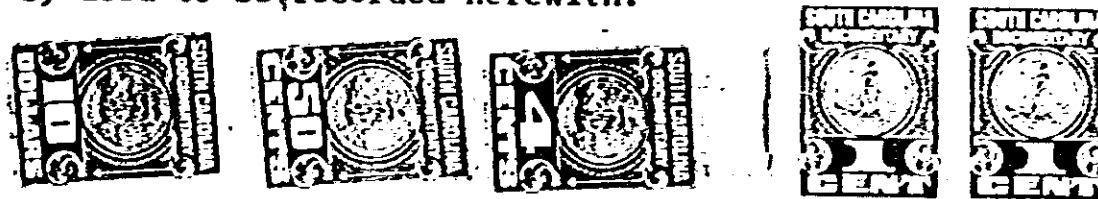
All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying in the State and County aforesaid, Oneal Township, near Washington Baptist Church, on the southeast side of Bonar Road, and being shown and designated as Lot No. 4 on a survey entitled "Gibson Heights Subdivision", property of Mary E. Bright, dated January 18, 1965, by H. S. Brockman, Surveyor, recorded in Plat Book 3-Y, at page 49, R. M. C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Bonar Road, joint front corner of Lots 3 and 4, and running thence with dividing line of Lots 3 and 4, S. 48-05 E. 205 feet to an iron pin in the center of ten-foot alley; thence with said alley, S. 42-00 W. 175 feet to an iron pin, rear corner of Lot No. 5; thence with dividing line of Lots 4 and 5, N. 48-05 W, 205 feet to an iron pin on the southeast side of Bonar Road; thence with Bonar Road, N. 42-00 E. 175 feet to the point of beginning.

A strip of five feet in width along the rear of said lot is set apart for one-half of the alley and also for utility purposes.

The property is subject to restrictions recorded in the R. M. C. Office for Greenville County.

This is the same property conveyed to the mortgagors herein by Mendel T. Hawkins by deed to be recorded herewith.



which has the address of Bonar Road, Gibson Heights, Greer, S. C. 29651  
(Street) (City)  
(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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