

GREENVILLE CO. S. C.

MAR 29 10 18 AM '76

MORTGAGE
R.M.C.

BOOK 1338 PAGE 413

THIS MORTGAGE is made this 26th day of March, 1976
19 between the Mortgagor Steven K. Hubbart and
Linda P. Hubbart (herein "Borrower"), and the Mortgagee, Carolina
Federal Savings and Loan Association, a corporation organized and existing
under the laws of the State of South Carolina, whose address is P. O. Box 10148
Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand eight
hundred fifty Dollars, which indebtedness is evidenced by Borrower's note
dated March 26, 1976 (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, 2006

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 piece, parcel, or lot of land, situate, lying and being on the north-
western side of Montclaire Road, in the City of Mauldin, County of Greenville,
State of South Carolina, being shown and designated as Lot 151 on a Plat of
MONTCLAIRE, Section 3, recorded in the R. M. C. Office for Greenville
County in Plat Book WWW, at Page 57, and having, according to said Plat,
the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Montclaire Road, at
the joint front corner of Lots 150 and 151, and running thence along Mont-
claire Road, S 29-18 W, 80.0 feet to an iron pin at the joint front corner of
Lots 151 and 152; running thence with the joint line with Lot 152, N 60-37 W,
267.7 feet to an iron pin at the joint rear corner with Lot 152; thence along
the rear line of Lot 151, N 34-38 E, 80.0 feet to an iron pin at the joint rear
corner with Lot 150; thence along the joint line with Lot 150, S 60-42 E,
260.4 feet to the point of beginning.



which has the address of 107 Montclaire Road Mauldin
29662 (Street) (City)
South Carolina (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 improve-
ments 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.