

GRAND FILED  
SOUTH CAROLINA  
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SONNERSLEY  
R.M.C.

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Mail to:  
Family Federal Savings & Loan Assn.  
Drawer L  
Greer, S.C. 29651

# MORTGAGE

THIS MORTGAGE is made this 23rd day of October 1980, between the Mortgagor, Josina M. Hunt, A/K/A Jasina M. Hunt (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association (herein "Lender"), a corporation organized and existing under the laws of the United States of America, whose address is 713 Wade Hampton Blvd., Greer, South Carolina (herein "Lender").

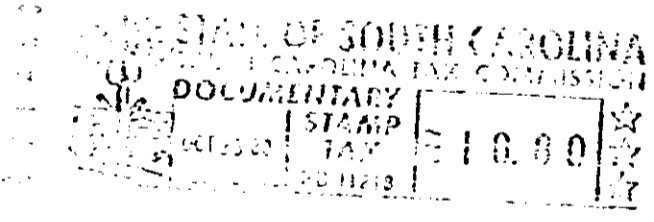
WHEREAS, Borrower is indebted to Lender in the principal sum of --Forty Two Thousand and 10/100-- Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1st, 2011;

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: being shown and designated as 3.59 acres tract on plat entitled "Property of Charles M. Hunt", dated June 8, 1978, prepared by Jones Engineering Service and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin which is N. 14-31 E. 25 feet from the southerly edge of Fitts Road and runs thence along common line of Brown, S. 14-31 W. 540 feet to iron pin, corner with D. Bruce; thence along common line of D. Bruce, N. 76-04 W. 188 feet to iron pin, corner with M. Bruce; thence as common line with M. Bruce, N. 12-37 W. 505.4 feet to old stone and iron pin; thence S. 89-43 E. 139.5 feet to iron pin on the edge of right of way of Fitts Road; thence running with Fitts Road, about center thereof, S. 86-59 E. 289.1 feet to iron pin, the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways, set back lines and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor and Charles Hunt by deeds of H. Dean Bruce, Sr., recorded on 6-21-78, in Deed Book 1081 at page 680 and that deed recorded on 8-12-80 in Deed Book 1130 at page 956, and that deed from Charles Hunt to Josina M. Hunt to be recorded herewith.



which has the address of Rt. 3, Box 122, Fitts Road, Greer, S.C. 29651 (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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