

MORTGAGE

THIS MORTGAGE is made this 22 day of October, 19 81, between the Mortgagor, George P. Hoffmann, III, and Evelyn K. Hoffmann (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand one hundred sixteen and 08/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10-22-81 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 1, 1989.

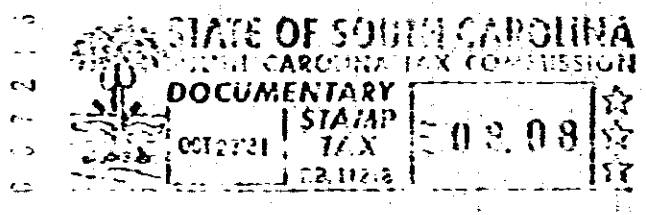
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 in the State of South Carolina, County of Greenville, in the City of Greenville, on the Eastern side of McDaniel Avenue, being shown and designated as Plat of Property of George P. Hoffmann, III, and Evelyn K. Hoffmann, prepared by Freeland & Associates, dated December 12, 1978, recorded in Plat Book 6-Y, at Page 17, and being described more particularly according to said plat as follows:

BEGINNING at an iron pin on the Eastern side of McDaniel Avenue, which iron pin is approximately 170.5 feet North of the intersection of said avenue and McDaniel Court and running thence along the Eastern side of McDaniel Avenue, North 09-21 East 86 feet to an old iron pin; thence South 66-15 East 167.60 feet to an old iron pin; thence South 36-30 West 5.96 feet to an old iron pin; thence South 66-11 East 45.42 feet to an old iron pin; thence South 17-01 West 79.06 feet to an old iron pin; thence North 65-52 West 43.95 feet to an old iron pin; thence North 65-57 West 155.64 feet to an old iron pin on the Eastern side of McDaniel Avenue, the point of BEGINNING."

This is the same property conveyed unto the Mortgagors herein by deed of Jane Cardwell Hughes, Individually, and Bankers Trust of South Carolina, Successor to The Peoples National Bank of Greenville, as Executor of the Estate of Charles E. Hughes, Deceased, dated December 12, 1978, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1093, at Page 877, on December 18, 1978.

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which has the address of 621 McDANIEL AVENUE, GREENVILLE (Street) (City) S.C. 29611 (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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