

GREENVILLE
AUG 21 PM '79
MRS. W. S. WILSON
MRS. W. S. WILSON

1476 359

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

MORTGAGE

THIS MORTGAGE is made this 9th day of August 1979, between the Mortgagor, Paul M. Hill and David G. Hill (herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, 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").

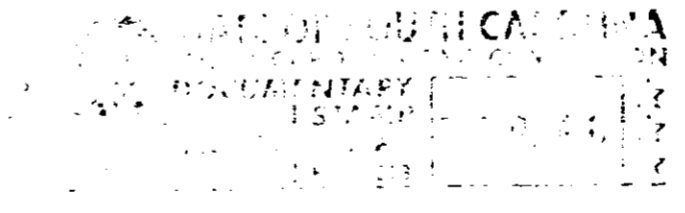
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand five hundred and no/100--- Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2004.

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 _____, State of South Carolina:

ALL that certain piece, parcel or lot of land with all improvements thereof, situate, lying and being in the State of South Carolina, County of Greenville, Oneal Township, in Washington School District, on the west side of the McElhaney Road and shown as the Property of David G. Hill and Paul M. Hill on a plat prepared by Carolina Surveying Company dated August 3, 1979 and according to said plat has the following metes and bounds, to-wit:

BEGINNING on a stake in the said road and on the Lee Green line, and running thence with said line N. 56-35 W. 919 feet to a stone on the Hannon line; thence with the Hannon line, S. 30-15 W. 525 feet to an iron pin on said line and joint corner of J. A. Morgan tract; thence with the J. A. Morgan line, S. 61-13 E. 448 feet to iron pin west of the branch; thence down or paralell with said branch, S. 28-00 E. 101 feet to an iron pin west of the branch; thence continuing with the Morgan line, S. 61-13 E. crossing the branch 510 feet to a stake in the said McElhaney Road; thence with the said Road, N. 28-00 E. 350.5 feet to an angle in road; thence N. 21-00 E. 200 feet to the beginning corner, and containing 11.73 acres, more or less.

This is the identical property conveyed to the Mortgagors herein by deed recorded simultaneously herewith.



which has the address of Lot 56, McElhaney 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.

COPIES - 1 AUG 9 79 1979

4328 RV-2

1030