

P. O. Box 168
Columbia, SC 29202

REC-1497 PAGE 371

MORTGAGE

FILED
S. C.

THIS MORTGAGE is made this 7th day of March 1980, between the Mortgagor, LEONARD J. HALL, JR. and TERESA D. HALL (herein "Borrower"), and the Mortgagee, The South Carolina National Bank, a corporation organized and existing under the laws of the United States of America, whose address is Post Office Box 168, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-two Thousand, Five Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 April 1, 2010

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 situate, lying and being in the State of South Carolina, being known and designated as Lot No. 180, Section 10, Devenger Place, as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book 7-C at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Bloomfield Lane, joint front corner of Lots 180 and 181; thence turning and running along the common line of Lots 180 and 181, N. 88-49 W. 150.0 feet to an iron pin; thence turning and running along the common line of Lots 180 and 74, N. 01-11 E. 85.0 feet to an iron pin, joint rear corner of Lots 180 and 179; thence turning and running along the common line of Lots 180 and 179, S. 88-49 E. 150.0 feet to an iron pin on Bloomfield Lane, joint front corner of Lots 180 and 179; thence turning and running along the Southwestern side of Bloomfield Lane, S. 01-11 W. 85.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of John A. Bolen, Inc., of even date, to be recorded herewith.

RECORDED IN THE PUBLIC OFFICE OF GREENVILLE COUNTY, SOUTH CAROLINA
DECEMBER 11 1980

which has the address of Lot 180, Section 10, Devenger Place, Greer, South Carolina 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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