

S. C.

1567 883

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PH '82
RSLEY

**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the ...14th... day of ...April... 19 82... by
Joe W. Hiller (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ...
PO Box 2568 Greenville, SC 29602

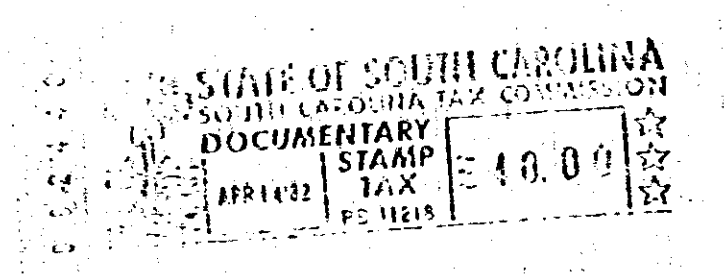
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated ...April 14, 1982... to Mortgagee for the principal amount of ~~One Hundred Thousand and no/100~~ Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot No. 1 of Stoneridge, according to a plat prepared by Robert T. Spearman, dated February 18, 1981 entitled "Survey for Joe W. Hiller", and recorded in the R.M.C. Office for Greenville County in Plat Book 8-L, at Page 71, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Altamont Road, at the corner of property of Joe W. Hiller and other property owners, and running thence N 41-43 W 210.0 feet to an iron pin; running thence N 45-20 E 99.19 feet to an iron pin; running thence S 42-10 E 270.27 feet to an iron pin on an unnamed fifty (50') foot street; running thence with the northern side of said fifty (50') foot street, following the curvature thereof, the following metes and bounds, to-wit: S 50-59 W 40.98 feet to an iron pin; S 83-00 W 56.75 feet to an iron pin; and N 74-45 W 24.94 feet to the point of beginning.

Being a portion of the same property conveyed to the mortgagor herein by deed of Southern Bank and Trust Company, as Trustee, recorded in the R.M.C. Office for Greenville County on January 5, 1979 in Deed Book 1094, at Page 871.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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