

MORTGAGE

THIS MORTGAGE is made this 28th day of November 1975, between the Mortgagor, Frank J. Dill and Rebecca F. Dill (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of Greenville, S.C., a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four Thousand One Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 28th, 1975 herein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2005,

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 located on the Northern side of Harts Lane, and having according to plat entitled Property of T.D. Burdette, prepared by C.O. Riddle, dated May 1, 1970, the following metes and bounds, to-wit:

BEGINNING at a stake in the center of Harts Lane, and running thence, N 17-05 E 304 feet to an iron pin; thence, S 72-55 E 360.8 feet to an iron pin in line of property of Lucy Hart Flemming; thence, with the Flemming line, S 49-10 W 242.1 feet to an old iron pin; thence, continuing with the Flemming line, S 17-20 E 120 feet to a nail and cap in the center of Harts Lane; thence, with the center of said Lane, N 73-55 W 300 feet to the beginning corner; containing 2 acres, more or less, and being the same property conveyed to the Mortgagors by deed recorded in Deed Book 906 at Page 345 in the RMC Office for Greenville County.



which has the address of Route 4, Harts Lane, Simpsonville, SC 29681 (Street) (City) (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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