

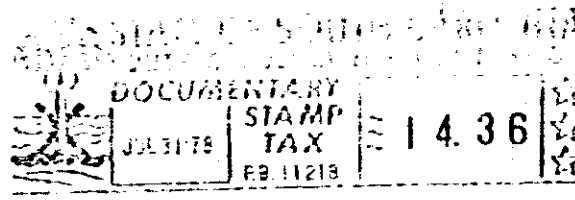
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# MORTGAGE

THIS MORTGAGE is made this 28th day of July 1978, between the Mortgagor, William Michael Hix and Theresa H. Hix (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Five Thousand Nine Hundred & no/100 (\$35,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2008.

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 lying, being and situated on the South side of Roscoe Drive, about one mile Southward from the City of Greer, Chick Springs Township, in County and State aforesaid, and being Lot No. Fourteen (14) of Brookhaven, property of the Dobson Estates, as shown on survey and plat by H. S. Brockman, Registered Surveyor, dated Dec. 12, 1957 and amended Sept. 1, 1959 and which amended plat has been recorded in the R. M. C. Office for said County in Plat Book RR, page 41, and having the following courses and distances, to-wit: Beginning at an iron pin in Roscoe Drive, corner of Lots Nos. 14 and 15 and running thence along the line of said lots and also along the line of Lot No. 16, S.6-20 E.209 feet to an iron pin on the North side of Clark Avenue; thence along Clark Avenue S.66-06 W.77.5 feet to an iron pin, corner of Lot No. 17, thence along line of Lot No. 17 N.36-48 W.60 feet to an Iron Pin, corner of Lot No. 13; thence along the line of Lot No. 13, N.6-20 W.193.6 feet to Roscoe Drive; thence along said Roscoe Drive N.83-35 E.100 feet to the beginning corner. This being the same property which was conveyed to Clarence E. Turner, Jr. and Darlene J. Turner by Fred M. Painter and Judy G. Painter by deed recorded in the said office on Oct. 14, 1971 in Deed Book 927, page 460. And this being the same property which was conveyed to mortgagors herein by Clarence E. Turner, Jr. and Darlene J. Turner by deed which will be recorded forthwith in the said office. For a more particular description see the aforesaid amended plat.



which has the address of 326 Roscoe Drive 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.

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