

MORTGAGE

THIS MORTGAGE is made this **13th** day of **December**, 19**77**
between the Mortgagor, **Samuel Steven Dillard**

herein "Borrower", and the Mortgagee, **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **SOUTH CAROLINA**, whose address is **107 Church Street, Greer, South Carolina 29651**, herein "Lender".

WHEREAS, Borrower is indebted to Lender in the principal sum of **FOUR THOUSAND AND NO/100 (\$4,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **December 13, 1977**, herein "Note", providing for monthly installments of principal and interest, with the balance of the indebtedness, if not so far paid, due and payable on **December 1, 1993**

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 in Chick Springs Township, County of Greenville, located about two miles north of Greer, South Carolina, on the eastern side of Windsor Road, and being shown on plat of property made for Samuel Steven Dillard by John A. Simmons, Surveyor, dated March 3, 1971, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of said road at corner of other property of Lillian Farley Smith, and runs thence S. 71-50 E. 202 feet to an iron pin; thence still with property of Smith N. 18-10 E. 212 feet to an iron pin; thence N. 39-59 W. 87.4 feet to iron pin at corner of Mrs. Plumbley lot; thence with this lot S. 78-41 W. 158 feet to old iron pin on line of Belmont Heights, Section No. 3; thence with Belmont Heights line S. 22-49 W. 70 feet to right-of-way line of Windsor Road; thence with said road on a curve S. 9-49 W. 110.8 feet to the beginning corner, and containing 1.08 acres, more or less.

Property is subject to sewer right of way of Commission of Public Works of Greer, South Carolina, and any other easements of record.

The above plat is recorded in Plat Book SSS at page 422, R.M.C. Office for Greenville County.

This being the same property conveyed to mortgagor by deed of **Lillian Farley Smith** dated **March 27, 1977**, and recorded **June 18, 1971**, in Deed Book **918, page 324**, R.M.C. Office for Greenville County.

which has the address of **101 Windsor Road,** **Greer,**
(Street) (City)
South Carolina 29651 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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