

Mortgagee's mailing address: Poinsett Federal, 203 State Park Road, Travelers Rest, S. C. 29690

GREENVILLE CO. S.C.

BOOK 1450 PAGE 682

MORTGAGE

THIS MORTGAGE is made this 17th day of November 1978, between the Mortgagor, Joe W. Hiller, Jr. and Wanda W. Hiller (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

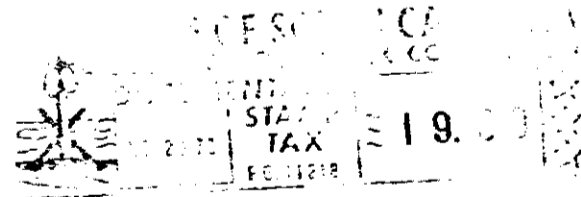
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Nine Thousand and 00/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 12 of a subdivision known as Altamont Forest Section One as shown on plat thereof prepared by Robert R. Spearman, Surveyor, dated January 24, 1978 and recorded in the R.M.C. Office for Greenville County in Plat Book 6-H, Pages 42 and 43, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Altamont Forest Drive at the joint front corner of Lots Nos. 11 and 12; running thence with the joint line of said lots S. 43-13 E. 449.81 feet to an iron pin at the joint rear corner of said lots; thence N. 49-36 E. 20 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence running with the joint line of said lots N. 34-02 W. 316.76 feet to an iron pin; thence continuing with the joint line of said lots N. 01-04 W. 70.0 feet to an iron pin at the joint front corner of said lots; thence running along the northern side of Altamont Forest Drive S. 86-11 W. 116.65 feet to an iron pin; thence continuing along the northern side of Altamont Forest Drive S. 70-36 W. 30.0 feet to the point of beginning.

This being the same property conveyed to the mortgagors by deed of Joe W. Hiller, of even date, to be recorded herewith.



which has the address of Lot 12, Altamont Forest Drive Greenville, South Carolina 29606 (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.

GREENVILLE CO. S.C. 29690

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