

FILED
GREENVILLE CO. S. C.
MAY 24 4 37 PM '79
DONNIE S. TANKERSLEY
R.M.C

VCL 1467 PAGE 631

MORTGAGE

THIS MORTGAGE is made this 23rd day of May,
19 79, between the Mortgagor, Francis W. Hager,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association, 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 FIVE THOUSAND AND
No/100 (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's
note dated May 23, 1979, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1984;

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 Pickens, State of South Carolina:

"ALL that certain piece, parcel or lot of land, with all improvements
thereon, or hereafter to be constructed thereon, situate, lying and
being in the State of South Carolina, County of Greenville, and being
shown and designated as Lot 59 on a plat entitled "Tar Acres", recorded
in the RMC Office for Greenville County in Plat Book PPP, at page 13,
and according to said plat having the following metes and bounds, to-wit:
BEGINNING at an iron pin on the western side of Tar Boulevard at the
joint front corner of Lots 59 and 58, and running thence with the line
of Lot 58, South 44-53 West 108 feet to an iron pin; thence continuing
with the line of Lot 58 South 65-47 West 119.3 feet to an iron pin at
the joint rear corner of Lots 59 and 58; thence North 21-39 West 540.7
feet to the center line of a branch; thence with the branch as the line
the following courses and distances; North 85-45 East 165 feet; South
49-00 East 87.78 feet; South 77-00 East 46.2 feet; South 51-30 East
303 feet, more or less, to a point at the joint rear corner of Lots
59 and 60; thence with the line of Lot 60, South 31-21 West 120 feet
to an iron pin on the northern side of Tar Boulevard at the joint front
corner of Lots 59 and 60; thence with the curvature of the northern
side of Tar Boulevard, the chord of which is South 79-29 West 35 feet to
a point; thence with the curvature of the northwestern side of Tar
Boulevard, the chord of which is South 38-19 West 35 feet to the point
of BEGINNING; and being the identical property conveyed to Francis W.
Hager by Phillip S. Webb by deed to be recorded simultaneously herewith
in the office of the Register of Mesne Conveyance for Greenville County"



which has the address of Lot 59 Tar Acres Greenville
(Street) (City)
S. C.
(State and Zip Code) (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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