

RECORDED
SOUTH CAROLINA
APR 29 11 21 AM '80
EASLEY

PLEASE MAIL
MORTGAGE
PC 13163
W. H. Hamster, SC
25677
PO# 1502 #3423

THIS MORTGAGE is made this 29th day of April, 1980, between the Mortgagor, James Ling (herein "Borrower"), and the Mortgagee, Home Savings and Loan Association of the Piedmont, a corporation organized and existing under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Seven Thousand Two Hundred Forty Four and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1980 (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, 1999;

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: lying and being on the southwesterly side of the Augusta Road near Ware Place, containing 32 acres, more or less, and being known as Tract No. 2 of the King S. Chandler Estate on a plat made by W. J. Riddle, dated April 4, 1932, recorded in the RMC Office for Greenville County in Plat Book H at Page 242 adn having according to a more recent plat thereof made by Jones Engineering Service, dated August 14, 1976, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of the right of way of Augusta Road at the corner of Tract No. 3, now or formerly owned by J. W. Chandler and running thence with the line of said tract S. 54-39 W. 1,723 feet to an iron pin in the line of property now or formerly owned by I. P. Jordan; thence with the line of said property, N. 87-43 W. 735.2 feet to an old stone; thence, continuing along the line of said property N. 10-08 E. 1,009.1 feet to an iron pin at the corner of property now or formerly owned by Ware Place Apparel; thence with the line of said property S. 76-08 E. 674.9 feet to an iron pin at the corner of Tract No. 1 thence, with the line of said tract, S. 76-18 E. 438.3 feet crossing a brance to an iron pin; thence continuing with the line of tract No. 1, N. 27-25 E. 712 feet to an iron pin; thence continuing with the line of said tract, S. 89-16 E. 200.8 feet to an iron pin on the right of way of Augusta Road; thence with the southwestern side of the right of way of Augusta Road, S. 41-39 E. 517 feet to an iron pin, the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Richard C. Wilkinson and Helen L. Wilkinson, to be recorded of even date herewith.

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which has the address of Route 2, Pelzer, S. C. (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 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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