

FILED  
GREENVILLE CO. S. C.

MAY 18 3 50 AM '81

200: 1511 581

GREENVILLE  
R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 18th day of May,  
1981, between the Mortgagor, LELAND R. HILLER AND VIVIAN C. HILLER

\_\_\_\_\_, (herein "Borrower"), and the Mortgagee,  
Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina  
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHT THOUSAND EIGHT  
HUNDRED FORTY SEVEN DOLLARS & 56/100 dollars, which indebtedness is evidenced by Borrower's

note dated May 18, 1981, (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 30, 1991

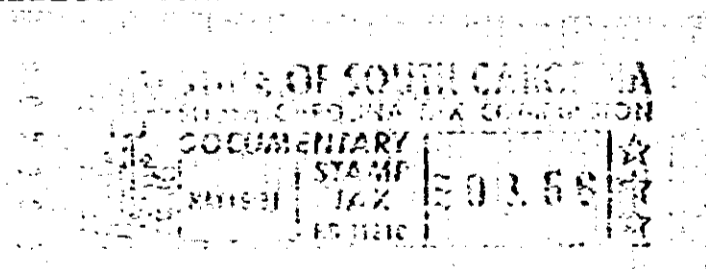
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the  
payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this  
Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repay-  
ment 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 Greenville County, S. C. on the northern side of Roper Mountain  
Road and being known and designated as Lot No. 5 of a Subdivision named  
"HOLLYTON" plat of which is recorded in the RMC Office for Greenville  
County, S. C. in Plat Book 5-P at Page 45, and having according to said  
plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Roper Mountain  
Road, the joint front corner of Lots 5 and 6, and running thence with  
the joint line of said lots N. 45-39 E. 170 feet to an iron pin; thence  
turning N. 44-21 W. 120 feet to an iron pin, joint rear corner of Lots  
4 and 5; thence with the joint line of said lots S. 45-39 W. 170 feet  
to an iron pin on the northeastern side of Roper Mountain Road; thence  
S. 44-21 E. 120 feet to the point of beginning.

THIS is the same property conveyed to the Mortgagor's herein by deed  
of Citizens Builders Mart, Inc., dated July 2, 1979, and recorded  
July 2, 1979 in the R.M.C. Office for Greenville County in Deed Book  
1196 at Page 25.

THIS mortgage is junior in lien to that certain mortgage in favor of  
Carolina Federal Savings and Loan Association, dated March 10, 1976,  
and recorded in the R.M.C. Office for Greenville County in R.E.M.  
Book 1425 at Page 524, which was modified and recorded in R.E.M.  
Book 1451 at Page 310.



which has the address of 205 Roper Mountain Road Greenville  
(Street) (City)  
South Carolina 29607 (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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