

FILED
OFFICE OF THE RECORDER OF DEEDS
COLUMBIA, S. C.
MAY 22 2 21 PM '81
DONALD W. BERSLEY
RECORDER

BOOK 1542 PAGE 96

MORTGAGE

THIS MORTGAGE is made this 25th day of May 1981, between the Mortgagor, Morris F. Hall and Patricia A. Hall (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

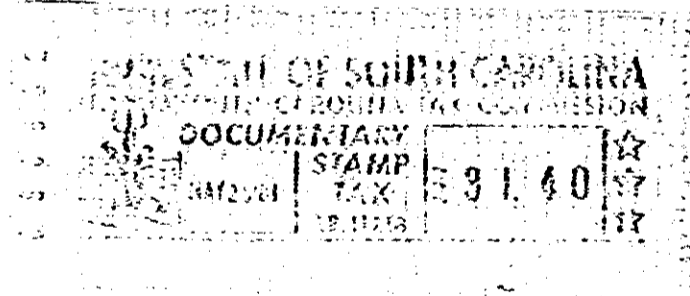
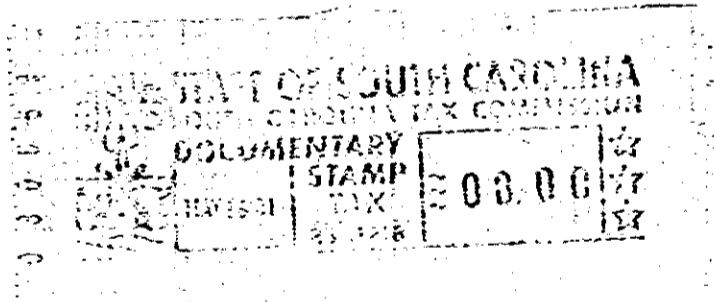
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-eight thousand five hundred and no/100 (98,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011;

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 133 on plat of Pebblecreek, Phase I, recorded in the RMC Office for Greenville County in Plat Book 5D at page 2; and by a more recent survey of "Property of Morris F. Hall and Patricia A. Hall," prepared by Freeland and Associates on May 21, 1981, and recorded in Plat Book 8-R at page 1, in the RMC Office for Greenville County; and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeasterly side of Hoppin John Lane, joint front corner of Lots 135 and 133, and running thence along the common line of said lots, N. 48-56 W. 171.56 feet to an iron pin; thence turning and running N. 32-30 E. 125.0 feet to an iron pin; thence turning and running along the common line of Lots 133 and 132, S. 47-54 E. 195.63 feet to an iron pin on Hoppin John Lane; thence along Hoppin John Lane S. 43-39 W. 120.2 feet to the point of BEGINNING.

This is the identical property conveyed to the mortgagors by deed of Preferred Homes, Inc., to be recorded of even date herewith.



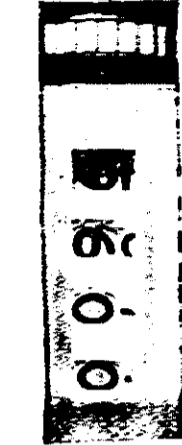
SCTO --- 1 MY26 81 1324

which has the address of Lot 133 Hopping John, Pebble Creek S/D, Taylors, (Street) (City) South Carolina 29687 (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.

4.0001



4328 RV-2