

MORTGAGE

BOOK 1578 PAGE 262

THIS MORTGAGE is made this twenty-third day of July 1982, between the Mortgagor, Ralph Hill, Jr. and Karen Hill (herein "Borrower"), and the Mortgagee, Greenville County Redevelopment Authority, a corporation organized and existing under the laws of South Carolina whose address is Bankers Trust Plaza, Box PP-54, Greenville, South Carolina 29601 (herein "Lender").

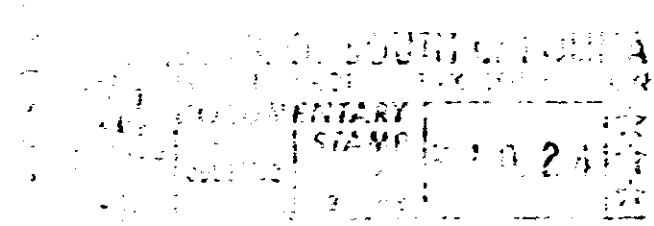
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-five thousand five hundred fifty-two and 63/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2007

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 County of Greenville, State of South Carolina, and being shown as Lot 3 on plat of property of Greenville County Redevelopment Authority, recorded in Plat Book 8P at Page 55 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following courses and distances:

BEGINNING at an iron pin on the southern side of Scott Street at the joint front corner of Lots 2 and 3 and running thence with Scott Street N.71-22E. 91.73 feet to an iron pin; thence S.22-15E. 157.12 feet to an iron pin; thence S.71-22W. 95.16 feet to an iron pin; the joint rear corner of Lots 2 and 3; thence N.21-00W. 156.94 feet to the point of BEGINNING.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from the Greenville County Redevelopment Authority to be recorded herewith.



which has the address of 112 Scott Street Greenville, South Carolina 29609 (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 seized 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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