

FILED
G.P. S.C.
DEC 14 2 40 PM '82
JOHN W. WYERSLEY
R.M.C.

MORTGAGE

BOOK 1588 PAGE 941

THIS MORTGAGE is made this fourteenth day of December, 1982, between the Mortgagor, James E. Haller and Mary M. Haller (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is Post Office Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Five Thousand and No/100 (\$45,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 January 1, 2013.

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 piece, parcel or lot of land situate, lying and being on the southern side of Little Texas Road near Travelers Rest, in the County of Greenville, State of South Carolina, and shown as a 10.09 acre tract on a survey prepared for James E. Haller and Mary M. Haller and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Little Texas Road at the joint front corner of property of Haythorn and this tract, and running thence with the Haythorn property S. 25-30 E. 1,093.4 feet to an iron pin in the line of property of the City of Greenville; running thence with that property N. 75-55 W. 831.2 feet to a concrete monument in the line of property now or formerly of Batson; running thence with the Batson tract N. 7-23 E. 791.8 feet to a spike in the center of Little Texas Road; running thence with the center line of said road S. 81-25 E. 125 feet; thence continuing N. 85-50 E. 100 feet; thence continuing N. 44-41 E. 15 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of C. Francis Haythorn and Ula Mae Haythorn dated June 15, 1978, and recorded in the R.M.C. Office for Greenville County in Deed Book 1081 at Page 366.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
DEC 14 1982
TAX
P.S. 11218
18.00

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which has the address of Route 5, Box 252-A Travelers Rest, South Carolina 29690 (herein "Property Address");
[Street] [City] [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 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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