

APR 7 10 02 AM '83

DONNIE S. TANKERSLEY
R.M.C.

APR 1981 11:11

Security Federal MORTGAGE

THIS MORTGAGE is made this 6th day of April 1983 between the Mortgagor, Donald R. Hill and Alice R. Hill

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 1983 (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, 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 in the State of South Carolina, County of Greenville, on the western side of Few's Bridge Road, being shown as 4.39 acres, more or less, on plat prepared by Dalton & Neves Co., Engineers, dated April, 1983, entitled "Property of Donald R. Hill and Alice R. Hill", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9M at page 71, reference which is hereby made for a more complete description by metes and bounds.

The within described property was conveyed to the Mortgagors in three separate tracts as follows:

Deed from Floyd J. and Earl T. Few to Donald Ray Hill recorded in Deed Book 1181, at page 640, on January 31, 1983.

Deed from James David Coster to Donald R. Hill recorded in Deed Book 974, at page 96 on May 17, 1973.

Deed from Dorothy Coster Hart to Donald R. Hill recorded in Deed Book 976, at page 331 on June 8, 1973.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP \$12.00

which has the address of Route 1, Few's Bridge Road, Taylors, S. C. 29681 (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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