

Security Federal

MORTGAGE

APR 7 11 45 AM '83
DONNIE S. HANNEASLEY
R.M.C.

THIS MORTGAGE is made this 6th day of April 1983, between the Mortgagor, Henry C. Hill, Jr. (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 Sixty Four Thousand Five Hundred 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 May 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 certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the Eastern side of McDaniel Avenue, and being shown on a plat of property of Robert E. Howard and Martha M. Howard, by Dalton & Neves, Co., dated July 1976, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-U at Page 95 and having according to plat made by Freeland & Associates recorded in Plat Book 7-P at Page 17, entitled property of Henry C. Hill, Jr dated April 5, 1983 the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of McDaniel Avenue which iron pin is located 117 feet from the southeastern intersection of McDaniel Avenue and Cleveland Street and running thence South 84-57 East 193.05 feet to an iron pin; thence South 4-14 West 69.62 feet to an iron pin; thence North 85-01 West 193.16 feet to an iron pin on the Eastern side of McDaniel Avenue; thence with the Eastern side of said McDaniel Avenue North 4-19 East 69.82 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of G. Thomas Harper and Jamie I. Harper of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENT
TAX 25.80

which has the address of 307 McDaniel Avenue Greenville
(Street) (City)
South Carolina 29605 (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 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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