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BOOK 1609 PAGE 430

# MORTGAGE

VOL 1635 PAGE 316

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THIS MORTGAGE is made this 1st day of June, 1983, between the Mortgagor, Herman F. Dill, Jr.

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Three Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 June 1, 1991.

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 tract of land, situate, lying and being in the county of Greenville, state of South Carolina, on Pendleton Road near West Greenville, and shown on a plat prepared by T. Craig Keith, Reg. No 1712 L.S., dated May 31, 1983, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Oil Mill Road and running thence N. 76-15 E. 38.6 feet to an old nail and cap in the center of Pendleton Road; running thence with the center of Pendleton Road S. 58-30 E. 155.0 feet to an old nail and cap in the center of Pendleton Road; thence S. 8-53 W. 163.2 feet along the line of property of Herman Dill across Southern Railway Spur Track to an old iron pin located on the old property line; thence with the old property line S. 89-30 W. 132.3 feet to an old iron pin; thence with the line of property of Herman Dill N. 02-44 W. 239.42 feet to the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Meta S. Dill, recorded July 14, 1977 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1060 at Page 539.

STATE OF SOUTH CAROLINA  
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DOCUMENTS  
JUN 1 1983  
TAX 4120

which has the address of 315 Pendleton Road Greenville  
South Carolina 29611 (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.

SOUTH CAROLINA — 1983 FIDELITY & SECURITY CORP. 048 6.0000

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