

VILLE CO. S. C.
MAY 21 11 37 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

Mortgagee's mailing address: P. O. Box 10148, Greenville, S. C. 29603

THIS MORTGAGE is made this 18th day of May, 1979, between the Mortgagor, Joe W. Hiller (herein "Borrower") and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 500 E. Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Two Thousand Eight Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2005

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 6 of Altamont Forest, Section One, prepared by Robert R. Spearman, Surveyor, dated January 24, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 42 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of the turnaround of Persimmon Lane, joint front corner of Lots Nos. 6 and 7 and running thence with the joint line of said lots N. 79-54 E. 105.0 feet to an iron pin; running thence N. 66-54 E. 286.19 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7 in the line of property of J. Kaufman; running thence along the line of said property S. 49-36 W. 420.77 feet to an iron pin, joint rear corner of Lots Nos. 5 and 6; thence with the joint line of said lots N. 35-36 W. 113.9 feet to an iron pin, joint front corner of Lots Nos. 5 and 6 on the edge of the turnaround of Persimmon Lane; running thence with the curvature of said lane, the chord of which is N. 22-07 E. 53.4 feet to the point of beginning.

This being a portion of the property conveyed to the mortgagor by Southern Bank and Trust Company by deed recorded October 10, 1976 in the RMC Office for Greenville County in Deed Book 1044 at Page 420.

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which has the address of Persimmon Lane Greenville (Street) (City)
South Carolina (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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