

Mortgagee's Address: Post Office Box 937, Greenville, South Carolina 29602

FILED
GREENVILLE CO. S.C.

OCT 27 2 43 PM '77

RECORDED BY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of October, 1977, between the Mortgagor, Joe W. Hiller, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

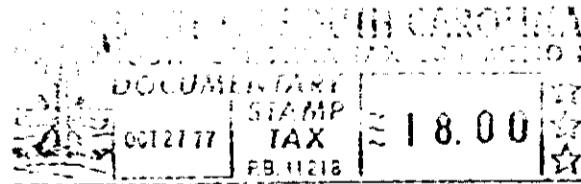
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2007

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 in the County of Greenville, State of South Carolina, on the Western side of Altamont Road (formerly Paris Mountain Road) and being known and designated as Tract B and a portion of Tract A of the property of Dorothy R. Young and having according to a plat thereof entitled Property of Martha S. Scott by H. C. Clarkson, Jr. dated December 12, 1965, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book LLL at Page 117 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Altamont Road N83-24 E 110 feet to an iron pin; thence S55-12E 100 feet to an iron pin; thence S52-10E 65 feet to an iron pin; thence S14-45E 100 feet to an iron pin; thence S4-53E 100 feet to an iron pin; thence S29-02E 108 feet to an iron pin; thence S11-27W 75 feet to an iron pin; thence leaving Altamont Road S71-52W 149 feet to an iron pin; thence S23-26W 30 feet to an iron pin; thence N66-35W 106.64 feet to an iron pin; thence N41-37W 68.2 feet to an iron pin; thence S83-53W 83 feet to an iron pin; thence S78-00W 100.24 feet to an iron pin; thence S84-47W 146.1 feet to an iron pin; thence N21-00W 31.2 feet to a point; thence N21-00W 215.37 feet to an iron pin; thence N58-42E 465 feet to the point of beginning, being six (6) acres more or less.

This being the same property conveyed unto the Mortgagor herein by deed from Martha S. Scott, dated August 16, 1972, recorded August 16, 1972, in Deed Volume 952 at Page 92, in the RMC Office for Greenville County.



which has the address of Altamont Road Greenville, South Carolina (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 seised 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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