

Mortgagee's mailing address: P. O. Box 937, Greenville, S. C. 29602

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GREENVILLE CO. S. C.  
MAR 30 3 22 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

### MORTGAGE (Construction)

THIS MORTGAGE is made this 20th day of March,  
19 79, 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 Seventy Thousand and 00/100-  
00 Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated March 20, 1979, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on September 1, 1980.

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, (b) the performance  
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-  
rower dated March 20, 19 79, (herein "Loan Agreement") as provided in paragraph 20  
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to  
paragraph 17 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,  
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. 4 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, Pages 42 and 43, and having, according to said plat the following metes and bounds,  
to-wit:

BEGINNING at an iron pin on the western side of Persimmon Lane at the joint front  
corner of Lot Nos. 3 and 4, said iron pin being 272.47 feet in a southerly direction from  
Altamont Road; running thence along the western side of Persimmon Lane S. 14-33 E.  
88.43 feet to an iron pin on the western side of Persimmon Lane at the joint front corner of  
Lot Nos. 4 and 5; thence along the joint line of Lot No. 5 S. 37-24 W. 30 feet to an iron pin;  
thence continuing along the joint line of Lot No. 5 S. 24-50 W. 220.3 feet to an iron pin at  
the joint rear corner of Lot Nos. 4 and 5; thence N. 50-24 W. 145.3 feet to an iron pin at the  
joint rear corner of Lot Nos. 3 and 4; thence along the common line of Lot No. 3 N. 40-23 E.  
267.7 feet to an iron pin; thence continuing along the joint line of Lot No. 3 N. 64-35 E.  
30.0 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.  
Derivation:

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 im-  
provements 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, all fixtures now or hereafter attached to  
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same  
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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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