

FILED
GREENVILLE CO. S. C.
APR 6 4 01 PM '79
LONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

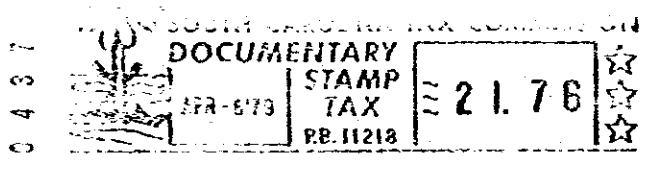
THIS MORTGAGE is made this 6th day of April, 1979, between the Mortgagor, Geoffrey A. Hill and Kathryn C. Hill, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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 May 1, 2009.....;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot 37, Section 2, Pine Brook Forest Subdivision, as shown on plat of Pine Brook Forest Subdivision, Section 2, recorded in the Office of the R.M.C. for Greenville County, S. C. in Plat Book 4X at Page 49 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the edge of the right-of-way of Green Road at the joint front corner of Lots 37 and 38 and running thence S. 37-03 W. 50 feet to a point; thence continuing S. 25-23 W. 50 feet to a point; thence continuing S. 05-37 W. 70.7 feet to an iron pin at joint front corner of Lots 36 and 37; thence turning and running S. 77-03 E. 176.8 feet to an iron pin; thence turning and running N. 14-13 E. 100 feet to an iron pin; thence turning and running along common line with Lot 38 N. 52-57 W. 160 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by deed of Nelms Bros. Builders, Inc., dated April 3, 1979, and recorded April 6, 1979, in the R.M.C. Office for Greenville County in Deed Book 1106 at Page 64.



which has the address of 309 Griffin Road, Route 14, Greenville,
(Street) (City)
South Carolina 29607 (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 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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