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BOOK 1498 PAGE 932

MORTGAGE

THIS MORTGAGE is made this 25th day of March, 19 80, between the Mortgagor, Alan L. Hicks and Gwendolyn P. Hicks, (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 and 00/100 (\$54,000.00) ----- Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010.....;

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. 116, Section 1-C of a subdivision known as Westcliffe as shown on a plat thereof prepared by Piedmont Engineers & Architects, December 11, 1963, revised May 12, 1965 and September 24, 1965, and recorded in the RMC Office for Greenville County in Plat Book JJJ at Pages 74 and 75, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northwestern side of Willenhall Lane at the joint front corner of Lots No. 116 and 117 and running thence along the line of Lot No. 117, N. 33-00 W. 145.0 feet to an iron pin at the joint rear corner of Lots No. 117 and 118; thence along the rear lines of Lots No. 118 and 119, N. 7-24 W. 283.6 feet to an iron pin on the property now or formerly belonging to Radio Station WQOK; thence along the line of that property S. 68-56 E. 160.0 feet to an iron pin at the joint rear corner of Lots Nos. 116 and 115; thence along the line of Lot No. 115 S. 14-23 E. 286.5 feet to an iron pin on the northwestern side of Willenhall Lane; thence along the northwestern side of Willenhall Lane S. 57-00 W. 125.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed of Thomas L. Stanford and Joyce C. Stanford dated June 25, 1979 and recorded in the office of the RMC for Greenville County in Deed Book 1105 at Page 483.

which has the address of Lot No. 116, Willenhall Lane, Greenville, S. C.
(Street) (City)
29605 (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.