

NO. S. C.  
10 12 AM '80  
W. HARLESLEY  
S. C.

MORTGAGE

PLEASE MAIL

THIS MORTGAGE is made this 23rd day of October 1980, between the Mortgagor, W. Harold Hill (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 St., Greenville, S. C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand, Five Hundred & no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 23, 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, 1995.

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: in the City of Greer, on the western side of South Main Street and being shown and designated as lot numbers THREE (3) and FOUR (4) on plat of property of John A. and I. O. Robinson, made by W. A. Christopher, recorded in the RMC Office for Greenville County in Plat Book F at page 157 and also shown on plat recorded in Plat Book 0 at Page 13. The subject property fronts on the westerly side of South Main Street a total distance of 114 feet.

LESS, HOWEVER, a small portion of the subject property recently taken by the South Carolina Highway Department for the widening of the aforesaid street.

THIS is the identical property conveyed to the Mortgagor by deed of Charlie O. Wolfe to be recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
OCT 20 1980

which has the address of Lots 3 and 4, S. Main St., Greer, S. C. (Street) (City)  
(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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