

RECORDING FEE
PAID \$ 3.50

POSTAGE
PAID 10

5.18.00

MORTGAGE

1335 465

THIS MORTGAGE is made this 3 rd. day of March, 1975, between the Mortgagor, James M. & Virginia E. Hill (Sr.)

(herein "Borrower"), and the Mortgagee, Family Federal Savings & Loan Association, a corporation organized and existing under the laws of The United States of America whose address is #3 Edward Building, 600 N. Main St., Greer, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five thousands Dollars & no/100-----Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1st, 2005

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: located north from Greer, S. C., on the Eastern side of Cannon Road and being the northern part of property on plat made for W. David Roe by John A. Simmons, surveyor, recorded in plat book 4J page 163B, Greenville County R. M. C. Office and having the following metes and bounds, to wit:

Beginning at a nail in center of Cannon Road, corner of lot conveyed to Love by George W. Vaughn in deed book 96 page 125, being lot No. 7 on plat made for George W. Vaughn, by S. D. Atkins, surveyor, Dec. 11, 1973 and running thence with the center of Cannon Road N. 13-07 W., 368.4 feet, more or less to center or about the center of Duke Power Company right of way for towers; thence S. 96-01 E., 467 feet through said right of way to old pin; thence N. 5-19 E., 1220.5 feet to iron pin; thence S. 76-42 E., 882.7 feet to center of creek (iron pin at 866 feet); thence with the creek, the creek the line, S. 54-45 W., 315 feet, S. 43-35 W., 250 feet to old pin; thence S. 37-32 W., 121.1 feet, S. 14-08 W., 134 feet, S. 7-56 W., 187 feet, S. 17-01 W., 170 feet and S. 5-45 W., 181 feet more or less to the rear corner of said Love lot; thence with the Love lot, S. 73-00 W., 775 feet to the beginning corner.

This is the same conveyed to the within mortgagors by George W. Vaughn, by deed recorded in deed book 1014 page 817, Greenville County R. M. C. Office.

5.18.00



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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, payment of late charges as provided in the Note, and the principal of and interest on any Future Advances made by this Mortgage.

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