

MORTGAGE

THIS MORTGAGE is made this 3 day of September, 19 76, between the Mortgagor, Roosevelt Hill, Jr., and Betty E. Hill (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

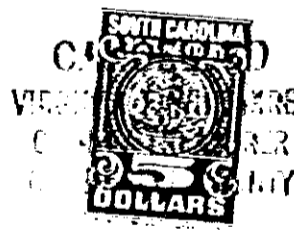
WHEREAS, Borrower is indebted to Lender in the principal sum of Twelve Thousand Five Hundred (\$12,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 9, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1996

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, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Gantt Township, near the Donaldson Air Force Base, and being known and designated as Lot No. 35 of Section No. 4 of a subdivision known as Greenfields as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book II, at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 34 on the northwest side of South Fairfield Road, which point is 84.5 feet southwest of the curvature of the intersection of South Fairfield Road with the Air Base Road, and running thence along the northwest side of said South Fairfield Road, S. 68-28 W. 110 feet to an iron pin at the corner of Lot No. 36; thence N. 21-32 W. 100 feet to an iron pin the rear line of Lot No. 31; thence N. 68-28 E. 110 feet to an iron pin at the rear corner of Lot No. 34 in the line of Lot No. 32; thence S. 21-32 E. 100 feet to the beginning corner.

BEING the same property conveyed to the Mortgagors by Perry S. Luthi, as Trustee for Kull Trust on the 3rd day of September, 1976, as noted in Deed Volume 1042, at Page 419, in the Office of the R. M. C. for Greenville County.



which has the address of 11, 13 & 15 Bethel Road, 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 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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