

Mortgagee's Address: The Gallery Center, Taylors, S.C. 29385 PAGE 351

DEC 16 2 49 PM '76  
DONNIE S. TAMMERSLET  
R.H.C.

MORTGAGE

100 RRBUS 10E

THIS MORTGAGE is made this 15th day of December 1976 between the Mortgagor, Cecil J. A. Hall (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

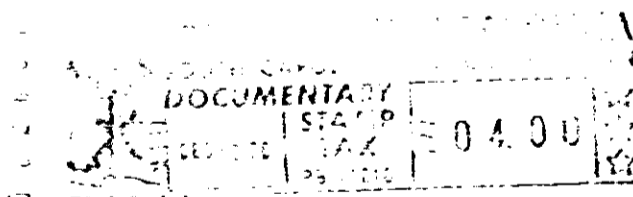
WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1992.

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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as the northern portion of Lot No. 25 of Overbrook Land Company as appears by plat recorded in the RMC Office for Greenville County in Plat Book E, at Page 251, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of East North Street at the joint front corner of Lots Nos. 25 and 26 and running thence S. 33-38 E. 132.5 feet to an iron pin; thence running S. 57-27 W. 99.5 feet to an iron pin on Juniper Street (formerly Chesnut Street); thence running N. 30-43 W. 37 feet to an iron pin; thence continuing along Juniper Street N. 33-52 W. 50 feet; thence continuing along Juniper Street N. 36-07 W. 46.7 feet to a point; thence rounding the curve of Juniper Street and East North Street N. 6-10 W. 12.2 feet to an iron pin; thence continuing along East North Street, N. 65-01 E. 95 feet to the beginning point.

This is the same property conveyed to the mortgagor herein by deed of Wigijo Properties, A Partnership, by deed dated December 15, 1976, recorded in the RMC Office for Greenville County in Deed Book 1047, at Page 970, on December 15, 1976.



which has the address of 1502 E. North Street, Greenville, S.C. (herein "Property Address");

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.

0351

4328 RV-21