

SEP 29 1977

JOHN I. MAULDIN, Attorney
R.M.C.

JOHN I. MAULDIN, Attorney
MORTGAGE

1408 930

THIS MORTGAGE is made this 1st day of September 1977, between the Mortgagor, SCOTT W. HALL, JR. AND CLAIRE H. 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 THIRTY FIVE THOUSAND SIX HUNDRED AND NO/100 DOLLARS Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2007.

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 Greenville Township, Greenville County, South Carolina, about 3 miles from the Greenville County Courthouse, being known and designated as Lot No. 19 Sunset Hills as shown by plat thereof dated December, 1945, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, at pages 18 and 19, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Meyers Drive, joint corner of Lots Nos. 18 and 19, and running thence with Meyers Drive S. 41-10 E. 75 feet to an iron pin, corner of Lot No. 20, thence N. 48-50 E. along the line of Lot No. 20, 175.7 feet to an iron pin; thence N. 41-10 W. 75 feet to an iron pin, corner of Lot No. 18 thence S. 48-50 W. along the line of lot No. 18, 175.7 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by deed of Edward W. Chrisman and Jo Anne B. Chrisman, dated September 1, 1977, to be recorded herewith.

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which has the address of 5 Meyers Drive, Greenville, South Carolina 29605 (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 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.

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