

FILED
GREENVILLE CO. S. C.

NOV 14 11 45 AM '77

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1415 PAGE 608

MORTGAGE

THIS MORTGAGE is made this 14th day of November, 1977, between the Mortgagor, BILLY R. DILL, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

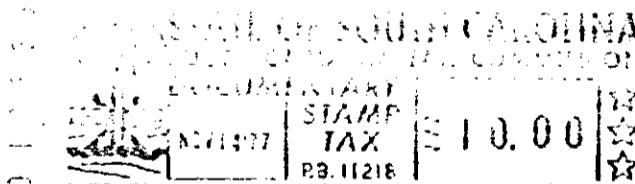
WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY-FIVE THOUSAND AND NO/100THS Dollars, which indebtedness is evidenced by Borrower's note dated NOVEMBER 14, 1977, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JANUARY 1, 1993

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 those certain pieces, parcels or lots of landsituate, lying and being in Greenville County, South Carolina, near the City of Greenville on the westerly side of Poinsett Highway and being known and designated as a portion of Lot #5, a small strip adjacent thereto and the northwestern corner, and all of Tract #1 as shown on a plat of property of C. Frank Cope made October 16, 1962 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book HHH at Page 161 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Poinsett Highway at the joint front corner of Lot #1 and property of Watson and running thence S 64-55 W, 391.8 feet to an iron pin; thence N 28-25 W, 178.6 feet to a point at extreme northwestern corner of this property; thence N 64-55 E, 358.2 feet to an iron pin on the westerly side of Poinsett Highway; thence along the westerly side of the Poinsett Highway S 39-11 E, 184.2 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Charles Frances Cope dated April 11, 1966 and recorded in the R.M.C. Office for Greenville County in Deed Book 796 at Page 89 on April 12, 1966.



which has the address of 2701 Poinsett Highway, 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 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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