

MORTGAGE

BOOK 1443 PAGE 333

THIS MORTGAGE is made this 5th day of September 1978, between the Mortgagor, THOMAS M. HILL, JR. AND MERILLAT F. HILL (herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 101 E. Washington Street, Greenville, South Carolina (herein "Lender").

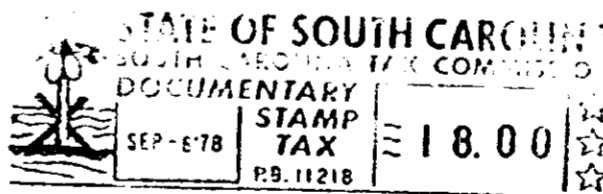
WHEREAS Borrower is indebted to Lender in the principal sum of Forty-five Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated September 5th, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2008;

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, with all buildings and improvements thereon, situate, lying and being on the southeastern side of Copeland Drive, in Greenville County, South Carolina, being known and designated as the northern one-half of Lot No. 7 as shown on a plat entitled PROPERTY OF G. A. COPELAND ESTATE, PLAT No. 2, made by H. S. Brockman, dated January 20, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book WW, page 64, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Copeland Drive at the joint corner of Lots Nos. 7 and 8, and running thence along said drive, N. 17-40 E., 300 feet to an iron pin at the joint corner of Lots Nos. 6 and 7; thence along the common line of said lots, S. 72-20 E., 270 feet to an iron pin; thence along a new line through Lot No. 7, S. 17-40 W., 300 feet to an iron pin in the common line of Lots Nos. 7 and 8; thence along the common line of said lots, N. 72-20 W., 270 feet to an iron pin on the southeastern side of Copeland Drive, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Jack L. Crum and Cecil S. Crum to be recorded simultaneously herewith.



which has the address of Route 8, Fairhaven Drive, Greer, S.C. 29651 (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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