

Mortgagee's mailing address: 301 College Street, Greenville, S. C. 29601

GREENVILLE CO. S.C.

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MORTGAGE

THIS MORTGAGE is made this 28th day of February, 1979, between the Mortgagor, Joe W. Hiller, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

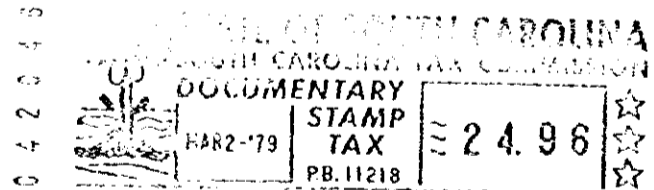
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Two Thousand Four Hundred and 00/100-- (\$62,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2009...

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 State of South Carolina, County of Greenville as is more fully shown on a plat entitled "Property of Joe W. Hiller" dated April 4, 1977, prepared by Robert R. Spearman and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Altamont Road at the corner of other property of Joe W. Hiller and running thence S. 89-15 W. 40 feet to an iron pin and running thence S. 74-10 E. 105.7 feet to an iron pin and S. 56-38 W. 160 feet to an iron pin; and running thence S. 22-24 E. 57.5 feet to an iron pin at the corner of other property of Joe W. Hiller and running thence with the line of said property N. 73-18 E. 209.5 feet to an iron pin; thence N. 52-15 E. 85 feet to a nail and cap on the westner side of Altamont, thence with western side of Altamont N. 13-59 W. 60 feet to the point of beginning.

This being the same property conveyed to Joe Hiller by deed of Paul H. Chapman recorded November 28, 1962 in the RMC Office for Greenville County in Deed Book 711 at Page 392.



which has the address of Altamont Road Greenville, South Carolina (herein "Property Address");
(Street) (City) (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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