

FILED
GREENVILLE CO. S. C.
MAY 22 4 01 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 16th day of May 1979, between the Mortgagor, Homer H. Hall and Betty Lou Hall (herein "Borrower"), and the Mortgagee, Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 500 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 May 1, 1984

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:

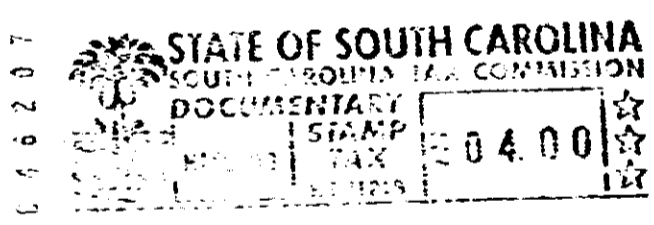
ALL that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, about six miles from the City of Greenville, near Saluda River and having the following courses and distances, to-wit:

BEGINNING at an iron pin in a County Road and running thence, S. 36-10 E. 2.25 chains to a stake; thence, N. 19-00 E. 13.40 chains to a branch; thence with the branch as a line in a northwesterly direction, 150 feet more or less to an iron pin, corner now or formerly belonging to Brockman; thence, S. 19-00 W. 12.10 chains to the beginning corner, less, however, that portion of the within property conveyed by the Mortgagors herein to Western Carolina Regional Sewer Authority, by deed dated March 2, 1977, and which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1053, at Page 442.

The within property is a portion of the property conveyed to the Grantor herein by deed of F. B. Massingale by deed dated June 27, 1955, and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 529, at Page 3.

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which has the address of Saluda Lake Road Greenville South Carolina 29611 (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.

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