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BOOK 1498 PAGE 918

MORTGAGE

THIS MORTGAGE is made this 26th day of March, 1980, between the Mortgagor, THOMAS M. HALL AND JAYNE LEE HALL, (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 Four Thousand Eight Hundred and Fifty (\$4,850.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (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, 1985.....;

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 near the City of Greenville, in Greenville County, State of South Carolina, situate, lying and being on the Northeastern side of Greenland Drive and being shown as Lot No. 40 on a plat of Pleasantburg Forest, made by Dalton & Neves, Engineers, August 1956, with addition thereto dated January 1961, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Page 162, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin of the northwestern side of Greenland Drive at the joint front corner of Lots Nos. 39 and 40; and running thence along the line of Lots 39 and 40, N61-32E 165.9 feet to a point in the center of a branch; thence along the center of the branch (the traverse line being S2-06E 228.9 feet) to an iron pin at the corner of Greenland Drive and Dera Street; thence with the curve of Greenland Drive (the cord being N69-33W 41.6 feet) to an iron pin; thence still with the curve of Greenland Drive (the cord being N45-33W 55 feet) to an iron pin; thence still following the curve of Greenland Drive (the cord being N38-10W 123.2 feet) to an iron pin, the point of beginning.

This being a portion of the property conveyed to C. Joe Ballew, Jr. on September 29, 1978 from C. Joe Ballew, Sr. as shown on the deed recorded in Volume 1089, Page 447 for the RMC Office for Greenville County, South Carolina.

which has the address of Lot 87, Greenland Dr., Greenville, South Carolina,
(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.