

Mortgagee's mailing address: P.O. Box 1268, Greenville, S. C. 29602

This instrument was prepared by:
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Attorneys at Law

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MORTGAGE

SPDN 1517 PAGE 840

THIS MORTGAGE is made this 25th day of September 19 80, between the Mortgagor, Joe W. Hiller (herein "Borrower"), and the Mortgagee, FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand Five Hundred Fifty & Dollars, which indebtedness is evidenced by Borrower's note date September 25, 1980 (herein "Note") 00/100 which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original 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, 2011;

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, being known and designated as Lot No. 23 of a subdivision known as Altamont Forest, Section One, as shown on a plat thereof prepared by Robert R. Spearman, Surveyor, dated January 24, 1978 and recorded in the RMC Office for Greenville County in Plat Book 6-H, at Pages 42 and 43, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Altamont Forest Drive, joint front corner of Lots Nos. 23 and 24 and running thence with the joint line of said lots, N. 30-52 E. 80.0 feet to an iron pin; running thence N. 03-40 E. 227.31 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with the rear line of Lot No. 23, S. 54-32 E. 97.0 feet to an iron pin, joint rear corner of Lots Nos. 22 and 23; running thence with the joint line of said lots, S. 03-23 W. 235.37 feet to an iron pin; running thence S. 29-16 W. 80.0 feet to an iron pin on the northern side of Altamont Forest Drive; running thence with the northern side of Altamont Forest Drive, N. 42-23 W. 39.27 feet to an iron pin and N. 56-29 W. 66.1 feet to the point of beginning.

This being a portion of the same property conveyed to the mortgagor herein by deed of Southern Bank and Trust Company recorded October 11, 1976 in the RMC Office for Greenville County in Deed Book 1044, at Page 420.

(See last page of mortgage for annual pay guaranty paragraph....)

which has the address of Lot 23, Altamont Forest Greenville (Street) (City) South Carolina 29609 (State and Zip Code) (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.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
32.21

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