

Mortgagee's Address: P. O. Drawer 408, Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.

BOOK 1523 PAGE 30

OCT 31 4 26 PM '80 MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of October,
1980, between the Mortgagor, Marshall Bruce 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").

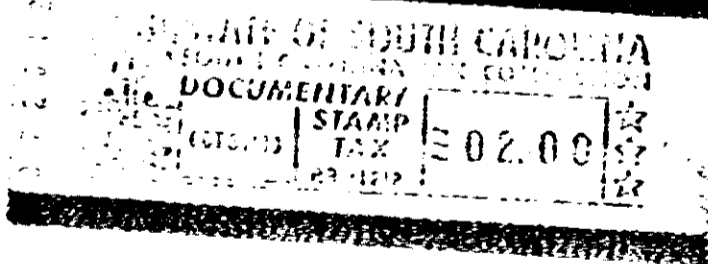
WHEREAS, Borrower is indebted to Lender in the principal sum of ---Five Thousand and No/100 (\$5,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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 piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, being shown and designated as "Property of Marshall B. Hall" on a plat dated February 8, 1978, prepared by C. O. Riddle, RLS, and being more particularly described in accordance with said plat, to-wit:

BEGINNING at a point in the center of Woodside Road, said point being the joint corner with Frank T. Neves and running thence along the joint property line of Frank T. Neves N. 42-25 E. 276.3 feet to an iron pin; thence N. 47-49 E. 196.6 feet; thence N. 79-10 E. 141.8 feet to an iron pin; thence N. 1-32 W. 197.7 feet to an iron pin; thence N. 14-36 W. 193.9 feet to an iron pin; thence S. 62-05 W. 98.46 feet to an iron pin; thence S. 56-35 W. 19.2 feet; thence S. 49-53 W. 664.4 feet to a nail and cap in the center of Woodside Road; thence along the center of Woodside Road S. 36-29 E. 326.7 feet to the point of beginning.

This being the same property which the Mortgagor herein received by deed dated April 21, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1077, at Page 598; by deed dated June 18, 1966 and recorded in the RMC Office for Greenville County in Deed Book 800, at Page 477; and by deed dated June 17, 1976 and recorded in the RMC Office for Greenville County in Deed Book 800, at Page 436, by James Daniel Weathers, et al.



which has the address of Route 3, Woodside Road, (City)

Simpsonville, S. C. 29681 (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.