

Mortgagee's mailing address: P. O. Box 2568, Greenville, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
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KERSLEY

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 3rd day of November 19 80, by Joe W. Hiller (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina 29602.

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated , to Mortgagee for the principal amount of Forty Eight Thousand and 00/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

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. 1 of a subdivision entitled "The Summit", according to a plat thereof prepared by Robert R. Spearman, Surveyor, dated February 15, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-C, at Page 20, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Altamont Road, at the joint front corner of Lots Nos. 1 and 2, and running thence with the center of Altamont Road, S. 12-23 W. 40.01 feet to an iron pin; thence continuing with the center of Altamont Road, S. 21-39 W. 100.0 feet to an iron pin; running thence with the center of Altamont Road, S. 15-10 W. 100.01 feet to an iron pin; running thence still with the center of Altamont Road, S. 00-02 W. 12.83 feet to an iron pin; running thence N. 89-02 W. 211.33 feet to an iron pin; running thence N. 23-35 W. 145.65 feet to an iron pin; running thence with the line of Lot No. 2, N. 73-00 E. 356.78 feet to the point of beginning.

ALSO: 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. 3 of a subdivision entitled "The Summit", according to a plat thereof prepared by Robert R. Spearman, Surveyor, dated February 15, 1979, and recorded in the RMC Office for Greenville County in Plat Book 7-C, at Page 20, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Altamont Road, at the joint front corner of Lots Nos. 3 and 4, and running thence with the center of Altamont Road, S. 37-59 E. 75.82 feet to an iron pin; continuing thence with the center of Altamont Road, S. 43-51 E. 100.08 feet to an iron pin; thence continuing with

(continued on attached Exhibit "A")

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
NOV 19 1980

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