

P.O. Box 408
Greenville, SC 29602

1327-203

MORTGAGE

S. C.
NOV 15 1980
SLEY

THIS MORTGAGE is made this 5th day of December, 1980, between the Mortgagor, Bobby E. Dillard and Louie K. Dillard, (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 Eleven Thousand Dollars (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Jan. 1, 1991.....;

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 lot of land situate on the Northeast side of the Adams Road near the town of Mauldin in Austin Township, Greenville County, South Carolina, being shown as Lot No. 27, on Plat of Mauldin Heights Sub-division, made by Terry T. Dill, Surveyor, February 28, 1953, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book DD, page 113, and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin in the Adams Road, at joint corner of Lots 26 and 27, and running thence with the line of Lot 26, N. 59-00 E. 165 feet to an iron pin, thence with the line of Lot 28, S. 29-55 E. 122.6 feet to an iron pin on the Northwest side of Crestwood Drive; thence along the Northwest side of Crestwood Drive, S. 66-50 W. 165 feet to an iron pin in the Adams Road, thence along the Adams Road, N. 31-00 W. 100 feet to the beginning corner.

This is a portion of that property conveyed to E.M. Bishop and Stanley Batson by deed of Thomas B. Cooper dated June 8, 1945, recorded in the R.M.C. Office for Greenville County S.C., in Deed Book 276, page 281. Subsequently Stanley Batson conveyed his undivided one-half ($\frac{1}{2}$) interest in the above lot to the Grantor, E.M. Bishop.

Said property is the same conveyed to Louie M. Dillard and Betty B. Dillard by deed of E.M. Bishop dated April 22, 1953, and recorded in the R.M.C. Office for Greenville County in Deed Book 477 at Page 79. Subsequently, Louis Maurice Dillard (same as Louie M. Dillard) died testate, willing his interest in said property to his wife, Betty B. Dillard, as more fully appears in the probate of his estate filed in the Office of the Probate Judge for Greenville County in Apartment 1326 at File 5. Subsequently, Betty B. Dillard died testate and willed her interest in said property to her childred Bobby E. Dillard and Louie K. Dillard, as appears more fully in the probate of her estate filed in the Office of the Probate Judge for Greenville County in Apartment 1500 at File 20.

which has the address of 123 Ashmore Bridge Road Mauldin,
(Street) (City)
South Carolina 29662 (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 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.