

MAR 11 3 29 AM '81

BOOK 1534 PAGE 809

CONTRACT NUMBER 1534  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 6th day of March, 1981, between the Mortgagor, William P. Hall and Sylvia A. Hall (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of the State of South Carolina, whose address is P.O. Box 225, Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand and No/100 (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 6, 1981 (herein "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 piece, parcel or lot of land situate, lying and being on the southwestern side of Continental Drive near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 104 of a subdivision known as Merrifield Park, Section III plat of which is recorded in the RMC Office for Greenville County in Plat Book 4R at Page 27 and according to said plat has the following retes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Continental Drive at the joint corner of Lots Nos. 103 and 104 and running thence with the joint line of said lots S. 46-17 W., 190.7 feet to an iron pin; running thence S. 42-09 E., 105 feet to an iron pin at the joint rear corner of Lots Nos. 104, 102 and 43; running thence N. 46-17 E., 190.9 feet to an iron pin on the southwestern side of Continental Drive; running thence with the southwestern side of said drive N. 42-30 W., 105 feet to an iron pin, point of beginning.

This being the same property conveyed to Mortgagor by deed from Philip N. Trout and Ruth M. Trout of even date to be recorded herewith.

which has the address of 4 Continental Drive, Greenville, S.C. 29615 (herein "Property Address");  
(Street) (City) (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.

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