

Mortgagee's mailing address: 203 State Park Road, Travelers Rest, S. C. 29690

REC-1 36 PM '81
DEPT. OF REVENUE
GREENVILLE S.C.

MORTGAGE

1535 653

THIS MORTGAGE is made this 19th day of March 1981, between the Mortgagor, Joe W. Hiller (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the United States of America, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Two Thousand Eight Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 October 1, 1982

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. 28 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 R.M.C. 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 Hickory Ridge, at the joint front corner of Lots Nos. 27 and 28, and running thence with the joint line of said lots, N. 05-46 E. 80.0 feet to an iron pin; thence continuing with the joint line of said property, N. 01-54 W. 217.25 feet to an iron pin at the joint rear corner of Lots Nos. 27 and 28; running thence with the rear line of Lot No. 28, N. 70-25 W. 70.1 feet to an iron pin at the joint rear corner of Lots Nos. 28 and 29; running thence with the joint line of said lots, S. 06-20 W. 207.17 feet to an iron pin and S. 03-16 W. 80.0 feet to an iron pin on the northern side of the turnaround of Hickory Ridge; running thence with the curvature of said turnaround, the chord of which is S. 56-14 E. 50.75 feet to an iron pin; thence continuing with the northern side of Hickory Ridge, S. 82-58 E. 50.77 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 R.M.C. Office for Greenville County in Deed Book 1044, at Page 420.

which has the address of Hickory Ridge Greenville (Street) (City) South Carolina (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.

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