Mortgagee's Address: Piedmont Center, Suite 103 33 Villa Rd. Greenville, SC 29607

GREEN TO.S.C.

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FEE SIMPLE

90NNA CHARFERSLEY **SKCUNY MORTGAĞE**

THIS MORTGAGE, made this 2nd day of April 1981 by and between Herman F. Dill, Jr.

(the "Mortgagor") and UNION HOME LOAN CORPORATION OF SOUTH CAROLINA, a body corporate (the "Mortgagee"), WHEREAS, the Mortgagor is justly indebted unto the Mortgagee in the sum of Forty-Two Thousand Four Hundred Seven& 50/100t Pollars (\$ 42,407.50), (the "Mortgage Debt"), for which amount the

Mortgagor has signed and delivered a promissory note (the "Note") of even date herewith payable to the Mortgagee, or order, the final installment thereof being due on April 15, 1991

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of the said note, and also in consideration of the further sum ONE DOLLAR, to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presence do grant, bargain, sell and release unto the said mortgagee:

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the intersection of Pendleton Rd. and Oil Mill Rd. and having according to a plat entitled Plat of Property of Meta S. Dill dated July 21, 1967, prepared by Terry T. Dill, Engineer, the following metes and bounds to-wit:

BEGINNING at a point in the center of Pendleton Rd. (at its intersection with Oil Mill Rd), corner of S. Cotton Oil Co. line and running thence with the center of Pendleton Rd., S. 58-30 E. 155 feet to an iron pin; thence leaving the center of Pendleton Rd. and running in a southwesterly direction to an iron pin on the southeastern side of Pendleton Rd.; thence S. 9-00 W. 153 feet, passing over a ROW Spur Tract to a spike on the right of way line of Southern Railway; thence with the right of way of Southern Railway, S. 89-30 W. 132.3 feet to an iron pin; thence N. 1-12 W. 244 feet to a point in the center of Oil Mill Rd; thence with Oil Mill Rd., following the center thereof, N. 76-15 E. 38.6 feet to the center of Pendleton Rd., the point of beginning.

DERIVATION: Deed of Meta S. Dill, recorded 7/14/77 in the RMC Office for Greenville County in Deed Book 1060 at page 539.

UOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining. The last and improvements are hereinafter referred to as the "property".

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TO HAVE AND TO HOLD all and singular the said premises unto the said mortgagee, its successors and assigns forever, and the mortgagor hereby binds himself, his successors, heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors and assigns, from and against himself, his successors, heirs, executors, administrators and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, that the Mortgagor shall well and truly pay or cause to be paid the Mortgage Debt hereby secured when and as the same shall become due and payable according to the tenor of the said Note and shall perform all the covenants herein on the Mortgagor's part to be performed, then this Mortgage shall be void.

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