

FILED
S. C.
JUN 25 PM '81
GREENVILLE
200-1542 PAGE 970

MORTGAGE

THIS MORTGAGE is made this 2nd day of June, 1981, between the Mortgagor, Ralph H. Tilley (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 Twenty-six Thousand Nine Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 2, 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 July 1, 2002.....;

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northwestern corner of the intersection of Dove Tree Road and Boxthorne Court, being known as Lot No. 61 as shown on a plat entitled "Dove Tree, Sheet No. 1", dated September 18, 1972, prepared by Piedmont Engineers & Architects, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at Page 8 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Dove Tree Road at the joint front corner of Lots Nos. 61 and 62 and running thence with the line of Lot No. 62, N. 15-22 E., 146.6 feet to an iron pin in the line of property now or formerly of Smith at the joint rear corner of Lots Nos. 61 and 62; thence with the line of property now or formerly of Smith, S. 64-44 E., 30.0 feet to an iron pin in the line of Lot No. 60; thence with the line of Lot No. 60, S. 67-16 E., 145.0 feet to an iron pin on the western side of Boxthorne Court at the joint front corner of Lots Nos. 60 and 61; thence with the western side of Boxthorn Court, S. 23-37 W., 100.0 feet to an iron pin; thence S. 64-41 W., 37.7 feet to an iron pin on the northern side of Dove Tree Road; thence with the northern side of Dove Tree Road, N. 74-15 W., 130.2 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Mac E. Snyder and Sheila M. Snyder recorded in the R.M.C. Office for Greenville County in Deed Book 1149 at Page 166 on the 2 day of June, 1981.

which has the address of 107 Dove Tree Road Greenville, South Carolina 29607 (herein "Property Address");

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.

400 3 17661A01

4326 RV-2