

REC'D
DEC 10 10 07 PM '82
CONNOR HARRISLEY
R.H.C.

First Federal of South Carolina
Post Office Box 408
Greenville, South Carolina 29602
MORTGAGE

BOOK 1588 PAGE 497

THIS MORTGAGE is made this 2nd day of December, 1982, between the Mortgagor, Homer Hill, Jr. and Annette Marie Hill (Also known as Marie Hill), (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 5608.61 (Five thousand six hundred eight and 61/100) Dollars, which indebtedness is evidenced by Borrower's note dated December 2, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1988.....;

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 the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being shown and designated as Lot 16 on plat of Carver Park made by Piedmont Engineering Service, October, 1951, recorded in the RMC Office for Greenville County in Plat Book AA, at Page 187, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Tuskegee Avenue, joint front corner of Lots 15 and 16, and running thence along the line of Lot 15, N. 2-48 E. 120 feet to an iron pin; thence S. 87-12 E. 60 feet to an iron pin, corner of Lot No. 17; thence along the line of Lot No. 17, S. 2-48 W. 120 feet to an iron pin on Tuskegee Avenue; thence along Tuskegee Avenue, N. 87-12 W. 60 feet to the beginning corner

This being the same property conveyed to the mortgagor by deed of I.D.U. Mauldin and recorded in the RMC Office for Greenville County on January 30, 1967 in Deed Book 813 at page 29.

This is a second mortgage and is Junior in Lien to that mortgage executed by Homer Hill, Jr. and Annette Marie Hill (also known as Marie Hill) to First Federal Savings and Loan Association which mortgage is recorded in the RMC Office for Greenville County on September 19, 1980 in Book 1516 at Page 771.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
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which has the address of 12 Tuskegee Street Greenville,
(Street) (City)
South Carolina 29607 (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.

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