



Documentary Stamps are figured on the amount financed: \$ 12,060.84.

62-250285-94

MORTGAGE

BOOK **1588** PAGE **615**

THIS MORTGAGE is made this 17th day of November, 1982, between the Mortgagor, Julian M. Hiott, Jr. and Betty M. Hiott (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty-four thousand seven hundred ninety-eight & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 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 December 1, 1992

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, lying and being in Austin Township, being known and designated as Lot No. 74 in the Subdivision known as Dalewood Heights, plat of said subdivision being recorded in the Greenville County RMC Office in Plat Book QQ, at page 135, and being more fully described as follows:

BEGINNING at an iron pin on the west side of Dalewood Drive, joint corner with Lot No. 73, and running thence along said lot, S. 41-00 W. 224.4 feet to an iron pin; thence S. 51-15 E. 100 feet to an iron pin; thence N. 41-00 E. 220.4 feet to an iron pin on Dalewood Drive; thence along said Drive, N. 49-00 W. 100 feet to the beginning corner.

This is the same property conveyed to Julian M. Hiott, Jr. and Betty M. Hiott by deed of Golden Strip Investors, Inc., dated November 9, 1962, and recorded November 13, 1962, in Deed Book 710 at Page 462 in the RMC Office of Greenville County.

which has the address of 208 Dalewood Drive, Simpsonville,
[Street] [City]
South Carolina 29681. (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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