

FILED
GREENVILLE CO. S.C.

MAR 2 3 11 PM '84

MORTGAGE

DONNIE S. TANKERSLEY
R.H.C. (Construction—Permanent)

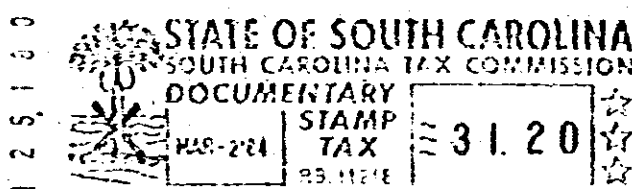
THIS MORTGAGE is made this 2nd day of Mar ch, 1984, between the Mortgagor, T. Michael Dill and Gina Dill, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Eight Thousand (\$78,000.00) and NO/100----- Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated Mar ch 2, 1984, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on April, 2015;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated March 2, 1984, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 21 on plat of Oakfern, Section I, recorded in Plat Book 6K at Page 72 and having such courses and distances as will appear by reference to said plat.

This is the identical property conveyed unto T. Michael Dill by Deed of Edward H. Hembree Builders, Inc., dated December 7, 1983, recorded December 16, 1983, in the RMC Office for Greenville County, South Carolina, in Deed Book 1202 at Page 637. Subsequently, T. Michael Dill deeded a one-half ($\frac{1}{2}$) interest in the above described property to Gina Dill by Deed dated March 2, 1984, recorded March 2, 1984, in the RMC Office for Greenville County, South Carolina, in Deed Book 1207 at Page 409.



Derivation:

which has the address of 1922 Bethel Road, Simpsonville, South Carolina,
[Street] [City]
[State and Zip Code] (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.