

State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Nov 15 10 48 AM '72
ELIZABETH RIDDLE
R.M.C.

BOOK 1257 PAGE 143

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Joe E. Hiott and Avenelle E. Hiott

IN THE STATE AFORESAID, herein called the Mortgagor, SEND GREETINGS:

The word Mortgagor shall include one or more persons, partnerships or corporations. The singular shall include the plural and the masculine shall include the feminine. The word Association shall mean the Inman Federal Savings and Loan Association. The word indebtedness shall include all indebtedness due to the Association evidenced by one or more promissory notes and secured by this mortgage, but not to exceed the principal sum as herein set forth, plus any advances necessary for the protection of the security interest and costs. The Mortgagor by his promissory note in writing, the terms of which are incorporated herein by reference, is well and truly indebted unto the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, in the principal sum of -----
Twenty two thousand seven hundred and no/100 (\$22,700.00) -----Dollars,

with interest from the 15th day of November, 19 72, at the rate specified in said note, per annum until paid. The said principal and interest shall be payable at the office of the Association, in monthly installments in the amount set forth in said note, commencing on the 1st day of January, 19 73, and on the same day of each calendar month thereafter until the full principal and interest are paid. If not sooner paid, the final installment on said note shall be due and payable on the 1st day of December, 2002 ~~xx~~. Unpaid interest to bear interest thereafter at the same rate. Also with interest from the date of said note until the date of the first monthly installment as herein set forth.

This mortgage is given to secure the principal indebtedness as herein set forth, and for any additional advances hereinafter made evidenced by promissory note or notes, and payable in accordance with the terms and conditions of said promissory note or notes, but all of such indebtedness in the aggregate shall at no time exceed the principal amount as herein set forth, exclusive of any advances necessary for the protection of the security, interest and costs, all of which is secured by this mortgage.

Said monthly payments shall be applied:

FIRST: To the payment of all interest due on said note or notes at the rates therein specified.

SECOND: To the payment, at the option of said Association, of such taxes, assessments or insurance premiums as may be in default on the property herein pledged to secure this obligation.

THIRD: The balance of said amount to the payment and to that extent, as a credit of that date, on the principal of said note or notes. Said payments to continue until the principal of said note or notes and interest are paid in full.

If at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or upon the failure to comply with any of the By-laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note or notes shall at the option of the holder hereof become immediately due and payable, and suit may be brought to foreclose this mortgage. Said Association shall have the privilege of declaring one or all of said notes due and payable upon default in the conditions as herein provided for, and to apply payments of principal or interest to any note executed hereunder.

Said note or notes further providing for an attorney's fee in a reasonable amount besides all costs and expenses of collection to be added to the amount due on said note or notes, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said indebtedness, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured by this mortgage) as in and by said note or notes, reference being thereunto had will more fully appear.

KNOW ALL MEN that the Mortgagor, in consideration of said indebtedness, and for better securing the payment thereof to the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION according to the conditions of said note or notes, and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the INMAN FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns:

All that certain lot or parcel of land situated on the north side of State Highway No. 101, about three miles northwest of the City of Greer, in Oneal Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 of the property of W. Dennis Smith according to survey and plat by John A. Simmons, Reg. Sur. dated May 10, 1967, and having the following courses and distances, to-wit: Beginning on the north side of said highway, corner of Lots Nos. 1 and 3, iron pin on north bank at 17 feet, and running thence along said highway, N. 62-50 W. 185 feet to a point on north side of said highway, iron pin on bank at 5 feet; thence along the line of the Brown property, N. 0-04 W. 180 feet to an iron pin; thence N. 89-54 E. 100 feet to an iron pin, corner of Lot No. 2; thence along the line of Lots Nos. 2 and 1, S. 7-45 E. 251.2 feet to the beginning corner.